



**PARK CITY COUNCIL MEETING  
SUMMIT COUNTY, UTAH  
August 6, 2015**

PUBLIC NOTICE IS HEREBY GIVEN that the City Council of Park City, Utah will hold its regularly scheduled meeting at the Marsac Municipal Building, City Council Chambers, 445 Marsac Avenue, Park City, Utah for the purposes and at the times as described below on Thursday, August 6, 2015.

**CLOSED SESSION**

2:00 pm To discuss Property, Personnel and Litigation

**STUDY SESSION**

4:00 pm Community Conversation: What's Next Park City Update

**WORK SESSION**

4:45 pm Council Questions and Comments

4:55 pm Partnership Opportunity with the Park City School District: Congestion reduction strategies for State Road 248

**ADJOURNMENT INTO REDEVELOPMENT AGENCY WORK SESSION**

**I. ROLL CALL**

**II. WORK SESSION**

5:40 pm Lower Park Avenue Redevelopment Authority Quarterly Update

5:55 pm BREAK

**REGULAR MEETING**

6:00 PM

**I. ROLL CALL**

**II. COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF**

*Manager's Reports*

1. Determination of Significance - 569 Park Avenue
2. 2015 Monthly Construction Update

3. 2015 Fourth of July Event Update

### III. PUBLIC INPUT (*ANY MATTER OF CITY BUSINESS NOT SCHEDULED ON THE AGENDA*)

### IV. CONSENT AGENDA

1. Consideration of Authorization of the City Manager to Enter Into a Personal Injury Litigation Settlement in the Amount of \$29,800.00, in a Form Approved by the City Attorney.
2. Consideration of Authorization of the City Manager to Enter Into a Construction Contract Change Order, No. 2, for the Deer Valley Drive Phase 2 Project with Beck Construction and Excavation in a form Approved by the City Attorney for Additional Services in an Amount Not to Exceed \$106,145.

### V. NEW BUSINESS

1. Consider Approving the Attached Ordinance Amending the Municipal Code covering Regulation and Fees Related to Type 2 Convention Sales Licenses to Specify when Special Meetings Can Occur and Matching Amendments in the Fee Schedule:

Increase the Fee for Late Business License Applications Requiring a Special Meeting.

Ordinance Change to Reflect an Emergency Special Meeting.

Finance and Building Recommend the Dates Shown in Exhibit A for Sundance.

Proposed Change to the Municipal Ordinance. 5-2016 Licensing Deadlines/Approvals.

#### ***Public Hearing/Action***

2. Consideration of Naming of City Property in Honor of Bob Wells

#### ***Public Hearing/Action***

3. Land Management Code Amendments - Vertical Zoning

#### ***Public Hearing/Continue to a Date Uncertain***

### VI. ADJOURNMENT

A majority of City Council members may meet socially after the meeting. If so, the location will be announced by the Mayor. City business will not be conducted. Pursuant to the Americans with Disabilities Act, individuals needing special accommodations during the meeting should notify the City Recorder at 435-615-5007 at least 24 hours prior to the meeting. Wireless internet service is available in the Marsac Building on Wednesdays and Thursdays from 4 p.m. to 9 p.m.

Posted: See: [www.parkcity.org](http://www.parkcity.org)



**DATE: August 6, 2015**

**TO HONORABLE MAYOR AND COUNCIL**

Staff recommends that Council review the comments received during the “What’s Next Park City?” conversations in mid-June, and direct staff to initiate a series of outreach efforts including quarterly community conversations over the next year as outlined in the report.

**Respectfully:**

Ann Ober, Community Relations



## City Council Staff Report

**Subject:** "What's Next Park City?" Update  
**Author:** Ann Ober and Phyllis Robinson  
**Department:** Sustainability  
**Date:** August 6, 2015  
**Type of Item:** Work Session

### Summary Recommendations:

Staff recommends that Council review the comments received during the "What's Next Park City?" conversations in mid-June, and direct staff to initiate a series of outreach efforts including quarterly community conversations over the next year as outlined in the report.

### Topic/Description:

Review and summarize the "What's Next Park City?" conversations that occurred in Mid-June and possible steps for moving forward.

### Background:

In 2009, Park City Municipal staff and elected officials conducted a community visioning process as the initial step in the comprehensive update to the 1998 General Plan. More than 500 people participated in the process which identified the city's core values:

- Historic Character,
- Small Town,
- Natural Environment and
- Sense of Community.

Additionally, through this process a set of overall long term City Council Goals were identified:

- World-Class, Multi-Seasonal Resort Destination,
- Preserving and Enhancing the Natural Environment,
- An inclusive community that values historic preservation, economic diversity, and the arts & culture, and
- Responsive, Cutting Edge and Effective Government.

These core values and long term goals became guiding principles for decision making and formed the backbone of the current General Plan adopted in 2014. Staff conducted a community check-in in spring 2015 which confirmed these core values and ideals.

Most recently, Council initiated a process to bring additional information and community dialog on the potential impact on Park City of anticipated statewide, regional and local growth. Specifically, the Mayor and Council directed staff to develop a community presentation on development entitlements within and surrounding Park City. Staff organized a community presentation on June 15 that included a statewide and regional

presentation by Robert Grow, President of Envision Utah, and local perspectives presented by Mayor Jack Thomas and Councilmember Tim Henney. More than 150 community members attended this presentation. This presentation was the first part of a two-step process. The second step was a series of community conversations, small group discussion were then held over a two-week period following this presentation. These community conversation groups were attended by 70+community members. This report provides a summary of the discussions during these community conversations and presents a framework for moving the “What’s Next Park City?” conversations into the future.

### **Analysis**

On June 15, the Park City Council hosted the “What’s Next Park City?” conversation at the newly remodeled Santy Auditorium. 167 community members were in attendance for a conversation focused on our region’s approved 21,000 units and 12,000,000 square feet of commercial and developable space. All of this development is expected to be built by 2040. Only 5,000,000 square feet of that developable space will be within the boundaries of Park City. Most of the development will be influenced very little by Park City residents and municipal staff. However, stating this development is happening to us would be an oversimplification and Park City’s rampant growth for the past 30 years has driven the region to where we are today.

Overall, there has been very positive feedback by the community about the growth presentation and subsequent community conversations. One key finding was that while the City has had previous community meetings about growth, it has largely been within a regulatory context as tools such as the General Plan, Historic District Guidelines of the Land Management Code were being updated. This new presentation was developed at a broader level and communicated better with newer residents and long time locals alike, providing context about future challenges. Staff observed that the June 15 meeting in particular was attended by a mix of Park City residents, diverse in age, tenure and previous involvement. While the city information was not considered “new” by a few of our longer term members – we received two comments to that effect – the regional and statewide information was considered quite helpful by all.

Approximately 70 community members attended the follow-up conversations on June 23 and 27. Of those members, about half had participated in the June 15 meeting. All of the conversations were productive, engaged sessions with a high level focus on the community speaking while Council and staff listened. The format for these sessions – three simultaneous meetings repeated within in the week- were generally considered successful. Several participants stated that the City should host more meetings in this small group format.

### **Format:**

The City asked community members three questions following the presentations by Robert Grow, Mayor Thomas and Councilmember Henney, that were then discussed at the June 23 and 27 meetings. Those were:

- 1) What comes to mind when you hear the word growth?
- 2) What are your ideas or questions about how we grow?
- 3) Is there something missing in Park City today that you would like to see in the future?

All responses are included as Attachment A to this staff report. Below is a summary of the comments.

### **What comes to mind when you hear the word growth?**

The community had both positives and negative thoughts on growth. Some community member's saw growth as opportunity for an even better Park City, while others were concerned about crime and a loss of community. Some remained agnostic, stating simply that growth is inevitable

### **What are your ideas or questions about how we grow?**

Throughout the community conversations there was a deep desire for the focus of the City's time and efforts to be community needs rather than the resort experience. There was a strong sentiment that development should be to encourage full time residents, with planning controls in place to push developers this direction. There were a number of questions about how Climate Change will affect our community. People were quite conscious of how Main Street has changed and moved away from being a community gathering spot. There was also a focus on the Council's two key project areas of Affordable Housing and Transportation.

### **Is there something missing in Park City today that you would like to see in the future?**

There were four major areas that the community felt was missing, as well as some one-off comments included in the excel document:

- 1) A way to downsize and stay in the community.
- 2) Transportation solutions
- 3) Our younger generation/diversity
- 4) A diverse economy

### **Bonus Question**

The Councilmembers also asked the community a bonus question to see if there was interest in other discussions laid out in a similar fashion. Broad topics were:

- What is our water plan moving into the next 25 years?
- How do we support more Affordable Housing? Regulatory? Funding?
- Why can't we make Main Street a walking street with just the trolley?
- Is it too late for the city to do anything about losing Kimball Art Center?
- Will there be a Mountain Accord update specific to transportation?
- Can the City do similar to campaign 6 years ago - slow down Park City campaign?
- How do we intercept people at Salt Lake City airport before they get to the rental car counter?

- Would an expanded bus program for Park City School District help traffic so parents are driving kids to school? Would PC be willing to share the cost?
- Can we add a reverse Park Meadows loop?
- How do we get more people involved in general these conversations?
- What is the status of Bonanza Park?
- What is happening for parking at Vail sites?
- What's next for on-mountain improvements at Park City Mountain Resort?
- What is the status of the film studio?
- What is the status of Treasure Hill?
- How will the Schools District t Master Plan affect Park City especially in terms of congestion and transportation impacts. How do address congestion issues? Money? Feasibility study?
- How are parking plans set for various special events?
- What have we learned over the years from our City Tours?
- How does State law limits local jurisdictions?
- What are the City's energy initiatives?

There were also conversations about how the City is communicating with the second home owners and requests for additional information about the data that was presented at the June 15 meetings.

#### **Next Steps:**

Staff believes that this process was successful at reaching out to the community on a specific topic of import to the community. The structure of hosting a presentation to provide consistent baseline information on the topic, followed by community conversations worked well. This format was recommended for two reasons in particular: (1) to allow time for the community to consider the information presented before having a discussion which allowed for more thoughtful dialog, and (2) to provide a more comfortable setting that facilitated conversation recognizing that a large group setting at the microphone can be uncomfortable for many and generally does not allow for interaction among community members.

Staff heard many comments over the two-week process about how useful both the content provided at the June 15 presentation was, as well as how great it was having smaller community conversations.

Staff would recommend a three-fold process moving forward:

First, staff recommends a general Guest Editorial from the Council as follow up to the community. Staff would recommend that the Mayor and Councilmember Henney draft a response outlining this presentation and appreciation for the better understanding of growth from the community. Staff recommends that the follow-up also include next steps for the "What's Next Park City?" process and format. Those steps are outlined below.

Second, staff identified several technical questions during the conversations that could be quickly addressed and recommends developing a series of short videos on these issues. Topics could include “What is the status of the film studio?” or “What Open Space does Park City own and what is the history of those purchases?” The format could be either the appropriate Council liaison to the issue, or a councilmember-staff team depending on the topic. We would then post these to a newly created What’s Next Park City YouTube channel, embed the links in the city newsletter and other appropriate means of outreach.

Third, staff would recommend quarterly conversations, similar to what we did on the growth topic. Topics identified based on questions asked during the community conversations could include:

- Transportation
- Planning 101
- Follow-up Robert Grow discussion on Park City’s results from Your Utah Your Voice survey on their survey findings.
- Affordable Housing – what is it and why it matters for our community, economy and environment
- Founding voices: Hear the stories from those whose work to form our community made it what it is today.

**Department Review:**

Sustainability, Legal and Executive

**Alternatives:**

**A. Approve:**

Staff recommends that Council review the comments received during the “What’s Next Park City?” conversations in mid-June, and direct staff to initiate a series of outreach efforts including quarterly community conversations over the next year as outlined in the report.

**B. Deny:**

Council reviews June public comment and takes no further action

**C. Modify:**

Council modify next steps (as outlined above) and continues with the community conversations in a different format.

**D. Continue the Item:**

Council decides to send an email requesting additional community feedback prior to creating additional community conversations.

**E. Do Nothing:**

See option B

**Significant Impacts:** Continue to better communicate with and inform the public to enable a broader representation of the community to provide meaningful public input in future decision-making

World Class Multi-Seasonal Resort Destination (Economic Impact)	Preserving & Enhancing the Natural Environment (Environmental Impact)	An inclusive community that values historic preservation, economic diversity, and the arts & (Social Equity Impact)	Responsive, Cutting-Edge & Effective Government
(+/-) Accessible and world-class recreational facilities, parks and programs		<div style="border: 1px solid gray; padding: 5px; width: fit-content;"> <input type="text" value=""/> </div> Part-time residents that invest and engage in the community Residents live and work locally	(+/-) Engaged, capable workforce
Positive 	Neutral 	Very Positive 	Very Positive 

**Funding Source:**

Staff believes they have sufficient budget in the Sustainability budget to implement this strategy, but it will limit other outreach opportunities. Staff believes the budget to implement is approximately \$30,000 for video, speakers, outreach and food.

**Consequences of not taking the recommended action:**

The “What’s Next” series provides a great opportunity for community engagement in a thoughtful and meaningful manner. At a minimum staff recommends that Council close the loop on the June session by responding to the community questions raised during the community conversation. If Council would like to limit budget, those questions could be answered in writing and sent out over the next two months. However, this communication mechanism will limit the number of people getting the information.

**Summary Recommendations:**

Staff recommends that Council review the comments received during the “What’s Next Park City?” conversations in mid-June, and direct staff to initiate a series of outreach efforts including quarterly community conversations over the next year as outlined in the report.

## WHAT'S NEXT PARK CITY?

*What does growth mean to you? What are your ideas? What questions do you have? What's missing today that you would like to see in the future?*

MORE PEOPLE, CROWDS, COMPETITION FOR TRAILS,  
JOBS, PARKING, RESTAURANTS... YOU NAME IT

KEEP DENSITY CONSISE ... RESTRICT SPRAWL,  
& CONCENTRATED

LEAVE OPEN SPACE AS OPEN SPACE. WE TAKE IT  
FOR GRANTED, BUT PEOPLE (AND ANIMALS) LOVE OUR  
TRAILS AND VIEW CORRIDORS.

ABSOLUTELY LEAVE A 'MOAT' AROUND PE... ✓

IT TRUELY DEFINES US  
AS A 'GREEN' PROGRESSIVE COMMUNITY WE HAVE  
MINIMUM PROTECTION OF THE WILDLIFE.  
I THINK IT ANANDATORY WE PUT IN PLACE →

I live/work in OLD TOWN / REALTOR

PROTECTION FOR HABITATE AND MIGRATORY  
CORRIDORS ~~TO~~ TO SUPPORT A DIVERSE  
ARRAY OF ANIMALS - FROM VOLES, BEAVERS  
POY GUTS, GROUSE THRU MARTINS AND  
LARGER PREDATORS TO THE LARGE GAME  
ANIMALS. THEIR WELFARE SHOULD NOT  
BE AN AFTER THOUGHT.

A HEALTHY BALANCED HUMAN NEEDS  
INTERACTION W/ ALL THINGS WILD

THANK YOU FOR THIS FORUM

## WHAT'S NEXT PARK CITY?

What does growth mean to you? What are your ideas? What questions do you have? What's missing today that you would like to see in the future?

Ideas:

- Paid parking on Main/Swede<sup>th</sup> Resorts. Permitted parking only in most/all of the rest of town. → Park & Ride lots w/ very frequent buses for drive-in visitors w/ nice/warm/pretty places for them to wait for the buses \* Give extra density to resorts in exchange <sup>for resorts</sup> for cheap and plentiful lockers for season pass holders to keep them out of their cars. Create viable & inexpensive options for transportation from the airport and include property management companies and hotels in the solutions for both. Keeping guests out of their cars in town and encouraging <sup>res</sup> them to charge for parking but use the profits to run shuttles to/from the airport. Also consider subsidizing them to run shuttles to/from airport. Start looking seriously at curbing upzoning/adding density to lots in areas like Old Town, where impacts are the worst. Start working on fixing soil issues by implementing ideas that came out of Soils Blue Ribbon Commission. Look at areas like BOPA and consider →

I live/work in Prospector / Deer Valley

not allowing nightly rental in certain buildings/areas and consider having a full-time resident requirement (9 months or more) in certain zones/buildings.

- AS so many builders want to build market value products, look at the gap between market value & affordable/attainable and see if it is worth "partnering" or subsidizing the builder/developer to build affordable/attainable by bridging the profit gap ~~between~~ the two scenarios.
- Look at changing zoning or accessory apartments in residential zones.
- Start enforcing no nightly rental in neighborhoods that don't allow nightly rental.
- Look at aerial options for moving people from one place to the next.
- Make hard decisions. Be prepared to be unpopular to make real change.
- Look @ adding to the percentage required by developers to satisfy their affordable housing requirements.
- Work w/ chamber & businesses to do "specials" to keep day skiers at the resort areas longer to stagger traffic during out loading times.

## WHAT'S NEXT PARK CITY?

*What does growth mean to you? What are your ideas? What questions do you have? What's missing today that you would like to see in the future?*

GROWTH SHOULD BE FOCUSED TOWARDS THE  
OLD TOWN CORE, ESP. MAIN ST. WE  
SHOULD AVOID MEGA-CONDOS (>2000+ SF)  
AND INCREASE DENSITY AND AFFORDABLE RENTAL  
UNITS.

I live/work in \_\_\_\_\_

## WHAT'S NEXT PARK CITY?

*What does growth mean to you? What are your ideas? What questions do you have? What's missing today that you would like to see in the future?*

What will be the  
impact on our town  
now that Vail is here?

I live/work in Old town

# WHAT'S NEXT PARK CITY?

What does growth mean to you? What are your ideas? What questions do you have? What's missing today that you would like to see in the future?

GROWTH IS INEVITABLE A TOWN NOT GROWING IS DYING. BUT GROWTH CAN BE MANAGED. CONSERVATION CAN BE DOORKEEPER OF GROWTH. LIMITING RESOURCES FORCES GROWTH THAT MUST CONSERVE THE RESOURCES AT HAND.

DOES WATER NECESSARILY HAVE TO FLOW UPHILL TO MONEY?

CAN GROWTH MEAN LIVING SIMPLY VS. LIVING LAVISHLY?

CAN PARK CITY EVER BE A MULTI-GENERATIONAL TOWN?

I WOULD LIKE TO SEE RADICAL CHANGE, THE KIND OF CHANGE THAT ATTRACTS THE MINDSET NEEDED TO ARRIVE AT THE QUAKING ASPEN OR SIBO LILY SCENARIOS.

SIMPLIFY. KNOW WHO YOU ARE, TAKE THE NEXT STEP.

I live/work in SUMMIT COUNTY

## WHAT'S NEXT PARK CITY?

*What does growth mean to you? What are your ideas? What questions do you have? What's missing today that you would like to see in the future?*

Tim - an idea to get the younger generation involved - ask White Pine or Jan's to organize a tour of PC during one of their evening weekly rides. I see them going by my house on Mon + Thurs. nights on their way to Round Valley. And what other groups are there - PC Mountain Club, moms' groups, Friends of the library - who would like you to lead them on a walking tour where you can share growth info & get their input.

I live/work in \_\_\_\_\_

WMM

2 min -

## WHAT'S NEXT PARK CITY?

What does growth mean to you? What are your ideas? What questions do you have? What's missing today that you would like to see in the future?

Diversity of Population - young & old -  
Community / Economic diversity to keep  
young working in community - less commuting.

Transportation - bus service - continues to  
improve - especially to Queen's Junction.

Flick & Float (film <sup>family</sup> & floating in pool)

I live/work in Three Kings / Silver Star area

# WHAT'S NEXT PARK CITY?

*What does growth mean to you? What are your ideas? What questions do you have? What's missing today that you would like to see in the future?*

\* We are going to have to balance how much our community can manage (and safely) while still serving the tourism <sup>industry</sup> ~~community~~ who feed us.

\* We are currently seriously taxed (police, events, etc.)

↓  
How will we do this?

\* We are losing our sense of community.

as for missing: ① Assisted Living

② community events like where we aren't drawing in tourists, + putting on a tourist event.  
stop the marketing.

I live/work in McCluskey Creek



## WHAT'S NEXT PARK CITY?

**What does growth mean to you? What are your ideas? What questions do you have? What's missing today that you would like to see in the future?**

I am reminded of the quote from Edward Abbey: "Growth for the sake of growth is the ideology of the cancer cell."

The 'entitlements' are truly unfortunate. However, I think the developers should pay impact fees that accurately cover the <sup>full</sup> cost they are placing on the infrastructure. For example, they should pay for the new water treatment plant (or their proportion) the new roads (or their portion of resurfacing<sup>?</sup> maintaining existing roads) the new demands on the power station and most importantly the new school buildings we will build to accommodate those children. If the impact fees truly reflect the costs to our community, it would be more fair than just raising taxes on everyone.

I do not think we should encourage growth by improving the roads. Gridlock occasionally is not necessarily a bad thing. People will drive everywhere as long as it is <sup>convenient</sup>.

I live/work in Aerie

additional comment on back →

I was astounded to learn at the meeting about "Growth" that the biggest factor was from within: people having more children. While outside the power of the local government, I believe the LDS church and the Catholic church should promote small families. If we wish for our children to live in safe, healthy communities we must limit our numbers. At one point in history it might have made sense to have large families - to work on the farm, to survive infections, etc; it is now environmentally toxic to promote more and more people. I realize this has nothing to do with city and county government, but it something the churches could do.

## WHAT'S NEXT PARK CITY?

**What does growth mean to you? What are your ideas? What questions do you have? What's missing today that you would like to see in the future?**

From the perspective of a retired University Professor controlled growth is a normal maturation process, unregulated growth is cancer and causes death and huge medical bills! This analogy applies to planning! We need to regulate our future growth or our town will die.

It was scary to hear that 75% of homes are second homes. We bought our lot on the Aerie in 2000 after visiting Park City for 10 years in both summer and winter. We built our home but continued to work in Texas so it was a second home for a number of years until we retired here full time in 2011. How many of those already built second homes may become primary residences? Do we have the infrastructure in terms of water if usage of existing homes increases by threefold, fourfold, fivefold just by owners spending more time here? What about vacant lots? There are a number in the Aerie which may one day come on the market. The only solution is to slow this already approved growth. Building costs should reflect actual costs to the community. We will need more water treatment capacity, more reclamation capacity, more parking spaces, more schools. Impact fees should be assessed on both developers and on those building new homes to cover these costs.

[over]

I live/work in The Aerie

Traffic is not bad in general terms. Sure during Christmas / New Year, Sundance, Silly Sunday it can get crowded but as locals we can adapt to these minor inconveniences. If parking became paid then locals should have passes as we paid for the garage. I would certainly support and use public transport but if one lives somewhere like the Aerie it is a long hike to the Transit center and the grocery store so cars are not optional. Current conditions already provide no parking to the ski resorts. I have heard rumors of paid parking at P&MR. I do not see this as a solution to reduce traffic. In my case it would actually double my use of the roads as someone would drive down and back to the resort in the morning and then down and back multiple times in the afternoon. Could the lot out beyond US40 be used with frequent shuttles to the 3 local ski areas as a viable alternative to more traffic in Park City?

I would like to see the street parking on main street go away and for the entire street to become a pedestrian precinct with perhaps the exception of the transit trolley. This would reduce the number of parking spaces but we have an opportunity to build underground parking at the Brew Pub lot.

## WHAT'S NEXT PARK CITY?

What does growth mean to you? What are your ideas? What questions do you have? What's missing today that you would like to see in the future?

Growth = traffic congestion, diminished air quality,  
lack of parking, increased crime,  
more tourists & ~~fewer~~ fewer young  
families living in the city limits.

Manage growth that allows people to  
live here year round.

I live/work in Old Town/PC Schools.

## WHAT'S NEXT PARK CITY?

*What does growth mean to you? What are your ideas? What questions do you have? What's missing today that you would like to see in the future?*

Growth means choice

We may not reduce all density but we can control and shape it. We can be visionary

We have a flush budget we have an opportunity to lay lots of options on the table and see what works and what may not. This is the time to reframe then

to try some things and be willing to make hard choices and be different in Utah!

I live/work in \_\_\_\_\_

Park Meadows work out of my home +

Thanks

W

## WHAT'S NEXT PARK CITY?

*What does growth mean to you? What are your ideas? What questions do you have? What's missing today that you would like to see in the future?*

We need to change the conversation on growth and ask not 'should we grow' but 'how should we grow'. Not only is the small scale development that makes up Old Town ~~only~~ compact + environmentally friendly, it generates more taxes per acre than anything built in the periphery. Also, we need a more aggressive framework of density transfers to keep it from sprawling over the mountains and inevitably clogging our streets. Also, considering that our town is a destination and the ways in are limited, we need to get serious about transit and consider the surrounding community as part of the greater city.

I live/~~work~~ in the Aerie, work in Old Town

## WHAT'S NEXT PARK CITY?

*What does growth mean to you? What are your ideas? What questions do you have? What's missing today that you would like to see in the future?*

Opportunity is sorely lacking. While our economy is based on a seasonal service economy, with all of the drawbacks of low pay, it is all but impossible for anyone to buy into town without lots of money. With no or little new supply, the inherent attractiveness of our town will only draw in people anyway. Those with deeper pockets will be able to outbid the poor and push them into the county, where they will add to our transportation & air quality problems.

I live/~~work~~ in the Aerie, work in Old Town

## WHAT'S NEXT PARK CITY?

*What does growth mean to you? What are your ideas? What questions do you have? What's missing today that you would like to see in the future?*

Growth is a natural state of being. Just as the mountains and trees that make up our landscape grew up, so did our town. It grew during the silver mining days, decayed during the Depression, and grew again w/ the ski industry.

I live/work in the Aerie, work in Old Town

When we accommodate and relieve the effects of growth, we get more growth.

When I think of growth, I think of loss of small town, sense of community and natural setting core values.

I live/work in Park City

## WHAT'S NEXT PARK CITY?

*What does growth mean to you? What are your ideas? What questions do you have? What's missing today that you would like to see in the future?*

Growth is inevitable. IF managed poorly it will lead to sprawl, congestion and increased taxes to pay for the infrastructure required.

IF managed well, impact can be minimized and growth can enhance our quality of life while maintaining what we have now.

This will take very in-depth land planning + associated infrastructure & transportation planning.

Codes + zoning will have to be revised + for reaching political decision will have to

You are either growing or you are dying.  
PARK CITY ALMOST DIED ONCE.

HOWEVER, SMART GROWTH IS IMPORTANT

- ① PARK CITY IS A DESTINATION. KEEP IT THAT WAY.
- ② PROTECT THE MINING TOWN AURA OF OLD TOWN OR WATCH THAT DRAW TOWNS APPEAR - MORE CONDOS ARE NOT NEEDED ON MAIN ST.
- ③ ENCOURAGE BONANZA PARK TO GROW AS A MIXED USE COMMUNITY WITH A MOUNTAIN VIBE - OUT OLD TOWN, OLD TOWN.

I live/work in

PARK CITY / PARK CITY / USA

## WHAT'S NEXT PARK CITY?

What does growth mean to you? What are your ideas? What questions do you have? What's missing today that you would like to see in the future?

Growth means that will have increased traffic - give us transportation alternatives. A trolley in Park City to Old Town (Kimball Junction) shopping areas in Snyderville is needed. This is our region.

CONNECT US.

Live/Work in PC

Growth to me means to improve upon the foundation we've built to-date. I believe our foundation is the community that lives here. ~~city ideas are~~

Ideas: • sustainable growth whereby our community residents can continue to afford to live in our community.  
• continue our efforts in walkability / bikeability ~~promote~~

Questions: what ideas beyond a smattering of low income housing units does the city have to protect the ability for our younger residents to continue to live in PC and mitigate the risk of PC becoming a 2nd homeowner town?

I live/work in Park City / Park City

What's missing: Not much, let's keep it that way!

## WHAT'S NEXT PARK CITY?

**What does growth mean to you? What are your ideas? What questions do you have? What's missing today that you would like to see in the future?**

With the amount of growth coming our way, we need to think about air quality and water use on a global level.

Animal Agriculture is responsible for 18% of green house gas emissions. Transportation is 12%. Raising animals for food requires more water than any other. The grain, corn, soy is grown for those animals to eat. Why not remove the animal and get the soy, grain, corn from it's source? Alfalfa is the ~~big~~ largest crop and is used to feed to

... like to see in the future?

BETTER TRANSPORTATION, IT IS A MUST -  
GETTING IN AND OUT OF THIS CITY IS A  
LIGHT BARE.

PARK CITY POLICE IS VERY HELPFUL  
HELPING THE CADRE.

CREATE A CIRCULE ONE WAY GOING IN  
AND THE OTHER GOING OUT TO BUSY TIMES -  
66% IS SECONDARY HOMES - HOW DO THEY GET HOME?

# IT IS ALL ABOUT TRANSPORTATION



I live/work in SUMMIT COUNTY.

## WHAT'S NEXT PARK CITY?

What does growth mean to you? What are your ideas? What questions do you have? What's <sup>stoplights, traffic</sup> missing today that you would like to see in the future?

I live on Daly. I would love to see a scheduled bus stop at the top of Main St turnaround.

I live 2 miles from the nearest grocery store. I drive. I would use more scheduled transit.

The good news: I can walk to Main St and Snow Park.

\* more group options for energy/insulation.

I drive to SLC 2x a month. I see no other options. Online shopping is limited.

However, I drive to the airport to pickup guests or they rent a car as shuttles are absurdly expensive.

More townhomes, multi-family & multiuse affordable

~~WASTED~~

down zoning  
↑

MANY COMMUNITIES HAVE DONE IT SUCCESSFULLY.

DOWN ZONE AREAS LIKE TREASURES THAT  
IMPACT COMMUNITY IN FAVOR OF  
AREAS LIKE BOPA.

I live/work in \_\_\_\_\_

### WHAT'S NEXT PARK CITY?

*What does growth mean to you? What are your ideas? What questions do you have? What's missing today that you would like to see in the future?*

Why are shuttle van permits so cheap?  
Why not reduce speed limits in city?  
Missing neighborhood council groups

TRAFFIC CONGESTION & SPEEDING & NOISE  
UNCONTROLLED IMPACT

LOSS OF PC'S INTEGRITY

LOSS OF PC AS A TOWN TO

RAISE FAMILY

STOP OVER - MARKETING PC - world

- knows it's here
- vail will market

END NIGHTLY RENTALS in CITY UNITS

MONITOR AIRBNB RENTALS IN PC

I live in PC

Growth means to me (Anthony Segura) to be living, moving, and evolving in this everyday life of ours. We grow everyday and the only thing we can do is to grow into something beautiful. There is no stopping it, it is apart of nature. The only thing we can do is plan. Being in construction and foaming the land, I have found that Park City is a heart of gold, a magnet of attraction, A little secret that everyone knows. Which isn't a bad thing. People believe in this place for happiness, memories, excitement, and entertainment. My ideas are endless. what I would like to do is bring agriculture to some of the surrounding area. It seems like this is a ~~concern~~ concern, ~~and~~ we need to also promote health and the benefits of Removing carbon footprints. Organics should also be included. One thing the natives of this land (the Indians) did was took advantage of every ~~thing~~ resource they had. The people of Utah should learn from there example and do the same. I have high hopes for Summit county and what the future will bring for

I live/work in Francis / Everywhere.

## WHAT'S NEXT PARK CITY?

*What does growth mean to you? What are your ideas? What questions do you have? What's missing today that you would like to see in the future?*

Ideas: Have transportation options that let "guests" come & go & set some very expensive parking rates at resorts & on main streets. Let residents of Summit County or City specifically have passes that let us move reasonably around.

Live in PC

What's missing? Making driving a car  
painful enough that people won't drive.  
gondola from Richardson flats parking  
structure to transit center @ Bonanza  
Park or Main street

I live/work in \_\_\_\_\_

Park City

## WHAT'S NEXT PARK CITY?

*What does growth mean to you? What are your ideas? What questions do you have? What's missing today that you would like to see in the future?*

Density,  
alternative modes  
of transit  
affordable  
housing,  
comm-  
unity  
gardens,  
hard  
decisions  
out all  
one  
needed.  
we in  
PC ↑

Growth means change. Park City  
has changed over the years —  
every decade has seen change —  
change in our economy (e.g. mining, ghost  
town, ski area), our population, our  
development potential. COUNCIL  
should GUIDE this change. LEAD  
and make hard ~~dec~~ decisions.

~~transit alternative modes of transit~~

# Questions

## Treasure Mountain

Where do we stand?

As an old town resident, this is a HUGE issue for our neighborhood.

I live/work in Old Town

### WHAT'S NEXT PARK CITY?

*What does growth mean to you? What are your ideas? What questions do you have? What's missing today that you would like to see in the future?*

Growth to me during my time in Park City has been continuous. (since 1981) A lot of great things have come with that growth like parks, substantial better school systems & great community events that I love to take part in. But I have to say that the congestion that we are beginning to see & the quality of community feels like it's straining.

GROWTH STRATEGIES

OLD TOWN CORE, ESP. MAIN ST. WE SHOULD AVOID MEGA-CONDOS (>2000+ SF) AND INCREASE DENSITY AND AFFORDABLE RENTAL UNITS.

Repeat

I live/work in \_\_\_\_\_

### WHAT'S NEXT PARK CITY?

What does growth mean to you? What are your ideas? What questions do you have? What's missing today that you would like to see in the future?

Growth means the opportunity for Park City to plan for this future... an inevitable future. I hope PC prepares to shape this growth - specifically in Bonanza Park. Implement Form Based Code - take bold steps to shape our future. Be bold little town.

- \*WE NEED - Business Incubator
- Diversification of Economy (bring kids back)
-

We care loudly.

## **Water**

Figure out on to conserve more water – worried about how much we use. Wants to get a rain barrel program

Why are we required to provide water?

Does this encourage growth?

New guys should pay higher rates. How often is our impact fee schedule updated?

## **Affordable Housing**

Is there an impact fee for affordable housing?

Can we impost an impact fee for affordable housing?

Do we have enough teeth in our ordinance?

Are ancillary apts/mother-in-law apts growth producing?

## **Anticipated Growth**

What are GOMB assumptions on/how do they make these projections especially the parabolic curve?

How accurate were their past assumptions?

How do counter this notion that business to fill every bed?

Why do we always need more? Sales tax and events are examples? Don't we have enough?

Remember that we are a community first, a resort second

## **Main Street**

Why can't we make it a walking street with just the trolley?

Can the board of realtors provide us with info

## **Measures of Growth**

How many cars are registered in Park City/Summit County?

How does this compare to # of licensed drivers, persons over 16, total population?

## **Kimball Art Center**

Is it too late for the city to do anything?

Why didn't the city purchase it?

Will other organizations follow it out of town?

## **Mtn Accord**

is the Tradeoff of getting \$ to address our transportation options in exchange for MA support good option?

What are our transportation alternatives?

Can we have a specific PC conversation about pros/cons

## **Transportation**

Traffic Calming campaign – speed limits- start with neighborhoods – Do similar to campaign 6 years ago- slow down Park City campaign. Speeding is a low level disrespect

How do we intercept people at SLC before they get to the rental car counter?

Seasonality of transportation needs/traffic demand. What are the patterns and numbers?

Would an expanded bus program for PCSD help traffic so parents are driving kids to school? Would PC be willing to share the cost?

Can we add a reverse Park Meadows loop?

## **Participation**

How do we get more people involved in these conversations

Need to have Bill Rock, Bill Malone and Bob Wheaton at these meetings to hear what people are saying to get a resident perspective

How do we broaden our community connection – through PCTV – Council TV, Improve website – Jeff Stern, Broadcasters in multimedia could assist – Do community forum’s on TV on a regular basis

## **BoPa**

What is the status of BoPa?

Morphed into:

Where do we want density?

Are we willing to trade for affordability?

How do we guarantee affordability?

Will we trade height for open space? Affordable housing?

Want to understand Form-Based Code

## **Vail**

Timing on parking lot development

Will they charge for parking in 2015/16

What's next for on-mountain improvements

Will there be a parking structure?

How much will it cost?

Will Vail charge the same for parking at PCMR and Canyons? -

### **Film Studio**

What is the status of the film studio?

### **Treasure Hill**

What is the status of Treasure Hill?

Why is back of house such an issue for this project? Do we go through this with all projects?

Do we need to change/clarify Land Management Code to keep this from happening again?

Is it because it is an older approval and the uses have changed?

How does back of house translate to Ues

### **School District**

What are the traffic impacts of grade/class realignment in School District?

Kilby road? 248?

Has this been included in our 248 study?

What about the field house? Will this create more traffic? More capacity for events? How big is it?

### **Congestion/Corridor Issues**

How do address these? Money? Feasibility study?

One way is to get workforce local. Channel the projected 10k increase in population into promoting local workforce with local housing. This takes congestion off our roads

Convert lower cost units into permanent units for local workforce

Pedestrian Flash Mobs on main street

Are we a resort community or a community resort?

What other towns can we benchmark with - both US and Europe - or can we lead the field?

Small roads, aerials, fewer cars

### **Second home owners**

How do we communicate with them?

How do we reach their tenants?

**Special Events**

How are parking plans set for various special events – Sundance, Arts Festival, etc.?

**New Ideas**

How to learn more about what is learned on City Tours?

**State and Federal**

How State law limits local jurisdictions

**Sustainability**

The City's energy initiatives

## **Laundry list**

### **Enforcement**

Enforcement of noise ordinance (Harleys for example)

Enforcement of downlighting ordinances

### **Open Space**

Buy entitlements

Constrained land - add open space protection

Buy existing property and land bank it for future repurposing

### **Ability to downsize**

Where do people go - not just affordable products, but folks in larger homes who wish to stay but there aren't smaller product available

BOPA could fill part of this niche

Could city acquire older condo properties?

Assisted living models in town (such as congregate living model) vs nursing home

Space for Senior housing – assisted and independent

Bring back old miner's cottages (size)

Limit square footage so that people can only build smaller homes – lots of support for this

Put assisted living at TMI

### **Transportation**

An alternative to 224/248. Do we need to look up for aerial transpo?

Rail trail corridor? Elevated?

Park and Ride Lots - Status of Quinns?

Slip Stream Ramps?

How do we intercept people before they get into town? BoPa is too far into the mix?

Transit to match events

Can we have non FTA funded transit that provides more flexibility

Not adding lanes - need mass transit for 248 - not more car capacity

How do we get people out of cars into alternate methods of transportation and what are they? When will we have them?

Need an electric transp system with our own alternative energy field (solar/wind). Municipal utilities.

BRT to/from airport. Others asked if getting to/from airport was really a problem.

No new lanes on 248. Need mass transit.

We are missing a plan on how we become less car centric. Buses are a tool. What's the plan

What are the trade-offs for being less car centric? Impacts? How realistic/feasible is it really?

Dedicated parking in Kimball and Quinns

Safe crossing for Aerie Drive across Deer Valley Drive

### **Convenience**

Make it easier to not carry stuff to the resorts. For example, free ski storage overnight at DV makes it easier to take the bus

Not available at PCMR

More seasonal ski lockers and less expensive at PCMR

### **Missing Data**

Built environment versus population

Service population

Average Daily population

High end employee generation

### **Our next generation is missing/Diversity**

Baby boomers were a large generation, but will need to be replaced

How can we replace them with permanent residents?

Increase diverse population – young, old, diverse

Increase the diversity in the people who come to meetings – part of the problem is that the only people who come out have watched town change. The new people won't come until it has changed from what it is today. Go to new groups – FOL, Moms Groups, Tour of growth – more social media updates. School District, talk to the Park Rage. Create Council Liaisons to School Community Councils

Need to attract and retain a younger population

### **Business Mix**

What businesses do we need in the city? What do we want to stay in the city vs elsewhere?

What is the city's plan

Need a diverse base

### **Out of the Box**

Minor League Baseball Park – Not community funded

Laundry Mats

Costco

Guidance for gardening and landscaping in our mountain region

Create a water feature for the Deer Valley ponds that recycles water

### **Affordable Housing**

Monthly rentals are too high - \$1200-2000

Look at seasonal vs. yearly rental opportunities.

Affordable housing and three more people agreed as well as adding attainable

### **Communication**

More of these conversations - thank you.

### **Regional Relationships**

Clear vision from Council on regional partnerships and goals.

### **Main Street**

Stronger control of what takes place on historic Main Street. District is fading.

We are a small town, but we are acting less like one. Are we going to stop embracing it? Lost a great deal of atmosphere on Main Street.

Make Main Street (or most of it) a pedestrian mall (two additional people stated this as well)

Cops on Main Street at night

Building a grocery store at the Brew Pub lot

### **Community Hubs**

Bikes, restaurants, Special Events (but for whom?), connectivity for people, or vacation

Neighborhood resources – cafes, gathering places.

### **Local Experiences**

Locals and visitors – events are shared – too many people. In some cases locals are shifting to the smaller events like Sundance movies. Liza outlined current special events issues and new committee.

**Parking**

Include Park Avenue below Heber Avenue in the old town residential parking permit program

**Child Care**

Affordable child care

**Sustainability**

Institute an ordinance promoting native species and penalize anyone planting Kentucky blue grass

Ability to remediate soils

Contradictions in how we view ourselves. Sustainable, green and we complain about everyone else in their cars.

### **General**

Livability is reaching crescendo

Growth should happen with forethought

Noise

### **Entitlements**

Question – what is the difference between vested and entitled – explained by Liza. Believe we will build out about 70 percent of entitled. There is a regulating control – Master Plan Developments allow for growth in resort places.

### **Projected Population Growth**

GOMB projections vs. our carry capacity as a community - water, waiting times in restaurants, lift lines, trail use. We use 35,000 as our Average Daily Population. How much more can we support and maintain a good experience?

GOMB Projectinos are jaw dropping

### **Resident vs Visitor Growth**

How do the visitor impacts/needs differ from the permanent resident impacts/needs

Community feeds resort. Vail bought into authentic experience. How do we maintain that as we grow?

Vail broke the "moat" between the Canyons and Park City which means they can increase skier days. Deer

Valley is coming in from US40

Every decision should be made from a place of improving community first, then resorts. We need to preserve and enhance the quality experience.

Put local people first – visitors, tourists, resorts are important, but people who live here are first. Look at Europe if you need to find solutions.

Focus on being authentic, character, preservation of community. Engagement is critical for community.

It should happen while keeping those who love this place here

## **Facilitating Growth**

Growth should be controlled by local citizens – defined by locals and preserve the special essence that is Park City – see other examples that have succeeded: Santa Barbara, CA and Boulder, CO

Does increasing transportation capacity (ease of access) into PC and within PC facilitate growth? Build a tram and they will come.

Form Based Code – We believe that development is going to happen. What do you want it to look like?

Can leave as is, but eventually it will be re-developed.

Limiting Factors:

Roads - we only have two ways in/out of town

Roads - capacity

Water

I-80 is not a hindrance to commuting/ day visitors

## **Climate Change - What's Next?**

With environmental sustainability - especially pertaining to water use and SAVE OUR SNOW!!! (repeated by three others)

What happens with impact of climate change to growth projections?

What type of economic hit would be take?

Are we a year round destination? Is our current economic model (event based) sustainable?

Can we model the economic impacts?

## **Main Street**

Congestion makes Main Street unattractive.

Need to consider drop off/pick up points for taxis

Make Main Street a walking street

St Regis, Waldorf, Deer Valley and others with guest shuttles contribute to the congestion

## **Carrying Capacity**

Growth feels exponential not geometric. As we reach carrying capacity each new project feels even greater in terms of impacts

Building sites become more difficult - take longer and are more visible with heavy equipment (Roundabout Condo example)

Need to have a limit on taxi license

What is our trajectory?

Incremental project-by-project vs big picture approach. What is the end goal in the GP?

Need an educational component on carry capacity. Include growth impact of mass transit, too.

Effects of growth are concerning. Want to be able to live, work and play – need these things to be a community.

It should happen in a small town way

It should occur while protecting open space, skiing, hiking, fishing, water and infrastructure

### **Is Growth a Six Letter Word?**

We spent the past 30 years marketing Park City for winter tourism in particular.

Marketing to overcome the myths

Focused on how easy it is to get here (quick start program)

Overcome cultural stigma

Did we overexpose ourselves? Do we need a new message about why you should come to PC?

Need to promote the quality of the destination not focus on how easy it is to get here. Make people want to be here. Used Lech as the example. They do not plow roads from Vart to Lech. Make access as part of the destination.

Our goal should be to maintain our current levels vs continual marketing of the economy

We need to maintain what we have vs constantly expanding/promoting PC. This induces people who come to visit PC to stay.

### **Growth Pressures**

Salt Lake Build out Park City (and the Basin) becoming more of a bedroom community

Increases competition for housing for locals

### **What can we learn from Aspen?**

We need to take a look at the changes and impacts that Aspen has dealt with over the years. How has it changed in terms of politics (more red?) , age (older less likely to support funding for schools, recreation?), support bond initiatives?

How is the Roaring Fork Valley Transit District working? How do we funnel sprawl into the bus system?

## **Intensity of living here.**

General Plan discusses "expanding tourist economy" - why? How much? When is enough enough?  
Do we have to be in a constant growth mode (sales tax, more visitors, more events, not just physical growth)

Marianne gave the example - Marianne didn't sleep noise/activity in Old Town until 2a. Restaurant load-in 5a.

Livability with construction - it is so intense now.

Maybe we don't need to be so busy. What are we gaining spending so much money tooting our own horn.

Measuring success by outputs (skier days, tax dollars) not outcomes

4th Generation in PC and our kids are now having a hard time riding their bikes safely across town. How do we recreate that?

## **Change in neighborhood fabric**

Woodside/Upper Norfolk vs Park Avenue

Can we create a map of change of permanent vs nightly rental over time

Promote long term workforce rentals - anything we can do to encourage this to help create more permanency?

Increased intensity of construction in Old Town - streets are cut, cranes and equipment visible and prominent on the skyline

Map % of primary vs vacation/2nd homes by neighborhood - can we do this for the past 10 years?

Everything feels like it is changing

UBER, Air BNB, VRBO

It all feels so disorganized.

Continual growth mode. Continual expansion. We need a break.

What are the sales trends - how can the BOR help? For example, sales in Park Ave condos for more permanent residents?

What does voter registration trends tell us?

Don't want to be surrounded by gated communities - exclusive communities on the hill

Locals should have help in upgrading their historic homes – otherwise the only way reuse happens is through developers with deep pockets and the homes become vacation property

Existing homes should be able to be re-purposed – i.e. split a 3,000 square foot home into two living spaces so that the owner can live there and rent part of it

It should be done by building smaller homes and intentional neighborhoods (accessory units)

Preserve the Historic Character

Change the permitting process -- the current process (building, planning permitting processes) is so arduous that only really deep pockets can afford to build vacation homes which tend to be very large and used for nightly rentals.

Make the permitting process for flexible and simplified (regulatory relief) for persons building smaller homes for permanent residents

### **Empire Pass**

Time to dust off the Flagstaff Agreement for Empire Pass and understand it in terms of growth

What are Wasatch County plans

What are the traffic impacts

What did we agree to for Bonanza Flats - how much do we control?

### **Money moving into town**

Vail investing significantly

Deer Valley is bullish

How committed are we to limiting this?

What are the detrimental impacts? How do we mitigate/manage?

Incremental vs big picture

How does the General Plan fit into all of this?

### **Transit**

Used to work for people and tourists. Now it takes too long for both.

More express busses during peak hours - who wants to take 45 minutes to go from Canyons to PCMR

Tourist, worker and resident are all different constituencies

Need to build out bus spine along 224/248 without additional lanes

Robo uber? Automated on demand transit. City doesn't have to provide all the solutions

Agreement that growth in traffic is a problem. How do we get people out of their cars? We have a responsibility to fight confusion and get out there to create forum – now is the time to get us all using alternative transportation.

Diane- 1.9M ride bus system, \$15 million in walkability bonds, Transportation Planning – created new position. Next level, reverse HOV, faster buses, vision will continue into plan. 224 and 248 are UDOT roads so we have to work with UDOT

Traffic effects air quality and safety. Can we build ourselves out of these challenges?

Add bike lanes, widen, create additional infrastructure, control speed of traffic, interface between roads and bikes could be improved. Where is the vision? Example of Telluride Bluegrass fest – people get out of their cars.

Car free for a decade. We have a good frame for getting people to move around. Biking and transit infrastructure need to go into neighborhoods. Increase stories in Bonanza/resorts. Connect to outlying areas. Timing is important. Solve these issues for the broader PC area.

### **Regional Planning**

Need to bring Canyons into City limits

Need strong agreement with Summit County on White Pine Canyon development

Annex Snyderville Basin so we have one entity controlling growth and decisions

Annex Mayflower

Can't do this in isolation. Other partners need to be at the table. Regional Conversations are important.

Cross-region collaborations are critical given the growth in the valley and how it will affect us soon.

### **Housing**

Density is a way to meet dual goals, protect open space, constrain development

Town homes

Smaller footprints

Smaller Lots

Natural Growth in Utah is high- how are we going to balance that. Is there an opportunity to use development in PC to keep people/workers/community here and not commuting?

We need plenty of restricted housing so that the local workforce can live here.

Housing needs to be available at all parts of a life-cycle – small units for young and old as well as assisted living and a continuum of care campus for those aging in place

### **Trade-offs**

If we don't want additional growth (visitors, tax dollars, buildings) what are we willing to give up (or pay) as a community? How do we make up the lost revenue?

Can we close the doors?

### **Diversity**

Growth should include seeing more diverse representation at these community meetings – maybe meet in the apartment complexes or other places to encourage others –besides all the usual suspects – to attend.

### **General Growth Defenition**

Uncontrolled growth will kill you

It is inevitable

It is an opportunity (seconded by three others)

Census numbers don't include visitors

There is enough density already approved in the existing entitlements

Growth means stress

It can mean concurrency and success

It is good for business and working people

It means traffic and congestion (restated by four others)

It means crime

Permanent residents (year-rounders) don't have enough of a voice and need more say in growth conversations

Parking is continually reduced by beautiful amenities such as parks and decks

Growth needs to be managed and infrastructure must support growth (water, lines, etc)

How does the growth get paid for?

Single Family homes are good – need to keep young families in the community (two additional people repeated this)

Hotels and multi-unit buildings are more problematic

Growth means diminishing air quality

Growth means destruction of wildlife habitat

Growth provides an opportunity to keep kids – young families in the community (repeated by two additional participants.

Growth needs to be controlled and make methodical (thoughtful) use of resources

Growth seems to be primarily for visitors so how do we accommodate permanent residents



**DATE: August 6, 2015**

**TO HONORABLE MAYOR AND COUNCIL**

Staff recommends Council consider a potential interlocal agreement with the Park City School District in order to help support transportation infrastructure improvements related to the potential construction of new facilities on the High School Campus.

**Respectfully:**

Matt Dias, Asst City Manager



## City Council Staff Report

**Subject:** School District Master Plan  
**Author:** Ann Ober and Alfred Knotts  
**Department:** Executive/Transportation Planning  
**Date:** July 30, 2015  
**Type of Item:** Legislative: Potential Interlocal Agreement/Cooperation

### Summary Recommendations:

Staff recommends that Council provide direction to staff to partner with the Park City School District on the following transportation improvements:

- creating a frontage road within the school campus;
- reduce curb cuts; and
- creating a road that connects to Lucky John for either bus only or bus and vehicle traffic.

Staff recommends that Council consider a cost sharing agreement with the Park City School District. Nothing herein constitutes regulatory comments to the School District, which can occur only upon receipt of a complete land use application. Partnership with the School District would remove the Council as an Appeal Authority on any Conditional Use Permit or Master Plan application/amendment.

### Executive Summary

The School Board will be voting on August 18 on a Bond for the development of several new school facilities. Staff believes that partnership with the School District to develop joint transportation solutions is prudent. This report highlights several components of the Master Plan committee's recommendations to the School Board, with an emphasis on transportation solutions that could benefit both entities.

### Acronyms in the Report:

SR – State Road  
UDOT – Utah Department of Transportation  
PCSD – Park City School District  
GASB - General Accounting Standards Board  
ILA – Interlocal Agreement

### Background:

The City last partnered with the School District during the High School remodel to improve transportation circulation and both School and City bus access and drop-off areas. The City also continues to partner with the School District on recreational amenities and field maintenance.

Over the past four months and at the direction of City Council, staff has been participating in the School District Master Planning meetings, representing the City as

an ad hoc member (non-voting). Over the course of the planning process, staff has engaged the planning committee on a variety of issues, including information on past agreements specific to the campus, information regarding bonds and upcoming bonding issues, as well as community and government concerns about the needs of the community specific to the campus, such as recreation and transportation needs.

Throughout the meetings, staff has remained focused on community wide transportation goals, many of which are related to improving congestion safety along State Road 248 (SR 248). Ongoing engagement with the School District was identified as a transportation planning priority by Kent Cashel as part of his March 26, 2015 staff report to Council. The intent of this engagement with the School District was to ensure that the proposed Master Plan improvements do not exacerbate existing traffic issues within the corridor and, where possible, identify improvements that could be integrated into the Master Plan that would reduce school traffic impacts on SR 248.

Additionally, staff thought it imperative to evaluate all planned improvements to ensure they would not adversely impact or conflict with any potential long-term transportation solutions, while also looking for opportunities to make improvements for the parents, students and commuters along the corridor.

It should be noted that several plans have been developed over the years related to school access and circulation resulting in improvements to traffic, access, and safety. For many years, the City and the School District have had a constructive relationship which has allowed us to partner on mutually beneficial improvements in the past. We hope that this is an opportunity for us to develop solutions that serve not only the City and the School District but the broader community as well.

The recommendation of the Master Planning Committee was presented this week. Heretofore it has been difficult to lock down decisions around transportation, because the final proposal was still under development. On July 29, 2015, the map below was presented at the final School District Master Planning meeting.



## Transportation Analysis

Throughout this process, staff has suggested the consideration of several potential access and circulation improvements to address how access to and from the school campus currently operates as well as improvements to internal circulation. In 2006 and 2011 the City developed circulation plans in partnership with the School District. Though the Master Plan moves facilities, the concepts outlined in the reports remain pertinent to the 2015 discussions. These technical recommendations were developed to not only improve access and reduce congestion on SR 248 but would also improve overall safety for bicyclist, pedestrian, and motorist both accessing the school as well as those traveling through the corridor. This has the benefit of improving congestion both on and off the campus, while protecting drivers during ingress and egress. Despite staff's involvement and interactions with the Master Planning Committee and Park City School District staff, this proposal from the Master Planning Committee does not include any of the recommended changes/possible solutions. However, the letter found in Attachment A from Park City School District Superintendent Dr. Ember Conley does recommend that the PCSD partner with the City on a frontage road on the school campus that would result in a reduction in curb cuts, improved circulation within the school campus, and improved traffic flow and safety on SR 248.

Improvements and/or modifications suggested included but were not limited to: changes/solutions include:

- Reduction of curb cuts onto State Road 248.
- Construction a frontage road that would be accessed at consolidated access points. This would allow for more formalized circulation, allow refuge for vehicles off of SR 248 thereby reducing the potential for collisions, and reduce overall friction on SR 248 for through vehicles.
- Consideration of a joint parking structure to allow the campus to retain the most possible green space, improve circulation, and provide for intercept facility for traffic trying to enter Park City on nights and weekends.
- Creation of a northern entrance into the High School campus (off of Lucky John, next to the Eccles Center). This is needed for better campus circulation and corridor congestion mitigation. Creation of either access would siphon off school generated traffic prior to entering the core of the school zone within the SR 248 Corridor. Specific to the Lucky John entrance, east bound traffic, including buses, could now make left turning movements at signalized intersection at Monitor Drive thereby improving safety for both school traffic and general traffic.

Transportation is one of the two critical priorities identified by the Council and community and missing this opportunity to address the existing operational deficiencies on SR 248 could jeopardize long-term solutions to provide for dedicated transit and/or HOV lanes on SR 248 from the Quinn's Junction area. As such, City staff has offered a willingness to present a cost sharing proposal to Council that would consider the costs of improvements and maintenance, recognizing that though parents of students and students will benefit, so will City residents and visitors.

Following the presentation of the final drawing, staff contacted School District leadership to express their concerns with the lack of transportation mitigation components. On July 29, 2015, Superintendent Dr. Ember Conley made a request of staff to ask the City Council to consider a cost share for both the **construction and maintenance** of a frontage road and the corresponding elimination of some of the current curb cuts. Park City Staff has secured a cost estimate for this installation that ranges from \$2.2M to \$3.5M for development of a frontage road. Maintenance for the road would include future resurfacing, as well as regular plowing during the winter months.

Staff is recommending that Council consider a 50/50 cost share with the School District for **construction and maintenance**. GASB, the General Accounting Standards Board, requires that the City own the road that it constructs, however, GASB does allow for cost sharing agreements which could be achieved by an Interlocal Agreement. In return for the funds, staff would recommend the City be intimately involved in the design and installation of the road, to maximize efficiency and minimize congestion impacts for SR 248. If Council was interested in this type of cost sharing agreement, staff would recommend that the agreement be governed by an Interlocal Agreement (ILA) between the City and PCSD and that the ILA detail the specific roles of the City and School District in the design, development and maintenance of the frontage road. Planning and plat approvals would still need to go through the normal process, subject to the limitations set forth by state code.

#### *Other Components of the Master Plan*

The Master Plan also recommends additional changes to the Kearns Campus that are unrelated to Transportation. The plan recommends the following:

- Adding the 9<sup>th</sup> grade to the High School. This will require several facility additions at the Park City High School, including an addition onto the West parking lot. This means that additional parking is being added to the East side of the school.
- Land for a future Field House is being preserved to the north of these parking lots, next to the recommended parking changes for the High School.
- McPolin has two additions being recommended on the west side of the existing school. The parking for the school is being modified to allow for safer ingress and egress at the campus.
- Treasure Mountain is being removed and replaced with the now displaced baseball fields and tennis courts.

Staff recommends each Councilmember discuss his or her thoughts regarding these amendments.

Staff further recommends that Council direct staff to write a letter to the Park City School District outlining, in broad terms,

- the City's interest, or not, in partnering on a frontage road and reducing curb cuts;

- creating a road, or not, that connects to Lucky John for either bus only or bus and vehicle traffic; and
- any other feedback the City Council would like to provide to the Park City School District regarding the proposal of the Master Planning Committee.

The Master Planning Committee will make its formal recommendation to the Park City School Board on August 5, 2015. On the bond August 18, 2015t the School Board will vote on this proposal, on whether to put a bond question on the November 2016 ballot and, if so, the dollar amount of the bond.

**Department Review:**

Transportation Planning, Sustainability, Executive

**Alternatives:**

**A. Approve:**

Staff is recommending that Council consider a 50/50 cost share with the School District for construction and maintenance. In return for the funds, staff would recommend that they be intimately involved in the design and installation of the road, to maximize efficiency and minimize congestion impacts for SR 248.

Staff is also recommending that a letter be drafted for transportation and non-transportation related concerns and sent forward to the School Board and School Administration.

**B. Deny:**

Council could decide to withdraw from the Master Planning process and work with the School District at a future date. Subject to state law, transportation and road issue would still be addressed in any planning approval process.

**C. Modify:**

Council could amend the percentage of cost sharing and propose that to the School District.

**D. Continue the Item:**

If this item is continued, the next discussion will be after the School Board votes on the Master Plan and Bond. Their vote is August 18, 2015.

**E. Do Nothing:**

Choosing not to assist the School District with transportation improvements at the Kearns Campus will lead to increased congestion along the SR 248 corridor in the coming years, making it exceptionally difficult to improve access to Park City.

**Attachments:**

- A Letter from Superintendent Dr. Ember Conley to the Park City School Board

	<b>World Class Multi-Seasonal Resort Destination (Economic Impact)</b>	<b>Preserving &amp; Enhancing the Natural Environment (Environmental Impact)</b>	<b>An inclusive community that values historic preservation, economic diversity, and the arts &amp; (Social Equity Impact)</b>	<b>Responsive, Cutting-Edge &amp; Effective Government</b>
Which Desired Outcomes might the Recommended Action Impact?	(+/-) Accessible and world-class recreational facilities, parks and programs (+/-) Accessibility during peak seasonal times		(+/-) Residents live and work locally	(+/-) Well-maintained assets and infrastructure
Assessment of Overall Impact on Council Priority (Quality of Life Impact)	Very Positive 	Neutral 	Positive 	Very Positive 
<b>Comments:</b>				

**Funding Source:**

A funding source has not been determined at this time. Funds for assisting with the installation of the road would come from the Capital Improvement Plan. Staff could reprioritize the Capital Improvement Plan to fund this project. The City's contribution to road maintenance would be from the General Fund.

**Consequences of not taking the recommended action:**

Staff believes that improvements to the Kearns campus specific to transportation are imperative to improving the functionality of SR 248. Without making improvements along this portion of corridor, other improvements will not allow for the City to create better access into and out of the City.

**Recommendation:**

Staff recommends that Council provide direction to staff to partner with the Park City School District on the following transportation improvements:

- creating a frontage road within the school campus;
- reduce curb cuts; and
- creating a road that connects to Lucky John for either bus only or bus and vehicle traffic.

Staff recommends that Council consider a cost sharing agreement with the Park City School District.



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From the Office of the Superintendent

Re: Recommendation for Master Plan

As the superintendent, it is my responsibility to effectively implement the grade realignment, which addresses the learning needs of our students in Park City School District. I recommend the following capital projects to address these students' learning needs and respond to the building capacity and expected increase in student enrollment.

2015-2018

Expand PCHS to accommodate the 9<sup>th</sup> grade class, which includes expansion of the music department, athletic facilities, and special programming that includes, but not limited to, the biomedical courses, Park City Learning Center, PCCAPS, and engineering.

Construct a new 5/6 school on the Ecker Campus to accommodate the learning needs of students and develop a strong problem based learning campus, which will resolve the dual language 50/50 instructional model obstacles.

Expand McPolin to address capacity needs at Parleys Park and Trailside, as well as address the dual language model that currently exists at McPolin.

Relocate the District Daycare to the Park City Learning Center and use the remaining facility to begin a community resource center.

Partner with Park City Municipal to construct a frontage road from PCSD District Office to the west entrance of Park City High School.

Maintain current location of Dozier Field with improvements made to react to needs of student athletes.

Begin collaboration with Park City Municipal, Summit County, and Basin Rec to explore options for a future field house.

Relocate the baseball fields to the area west of the PCSD District Office. Develop a sports complex with baseball and softball fields and tennis courts with changing area and restrooms.

Continue Master Planning to adequately plan for future growth.



**DATE: August 6, 2015**

**TO HONORABLE MAYOR AND COUNCIL**

**Respectfully:**

Jonathan Weidenhamer, Economic Development Manager



## Redevelopment Authority Staff Report

**Subject:** Quarterly Update on Lower Park Avenue RDA  
**Author:** Jonathan Weidenhamer, Economic Development Manager  
**Department:** Sustainability  
**Date:** August 6, 2015  
**Type of Item:** Informational

### Executive Summary:

City Council has agreed that redevelopment efforts in the Lower Park Avenue Neighborhood are one of their Top priorities, meaning they would like to see significant progress on the Redevelopment Plan. This report will serve as a progress update on various staff efforts within the District. No action is necessary.

### Acronyms used in this report:

RDA – Lower Park Avenue Redevelopment Authority  
MEPS – Mechanical, Electrical, Plumbing and Structural

### Background:

During the 2015 City Council Retreat staff provided an update on the various areas staff has been working on related to the RDA. Specific discussion centered on the following topics:

1. Completion of library in early summer 2015;
2. Overview of anticipated transportation and parking studies;
3. Discussion on which “domino” do we tip, meaning identify what implementation priorities we have;
4. Efforts to proceed with 1450 & 1460 Park Avenue affordable housing immediately;
5. Fully use existing facilities (recreation building & Miners Hospital) before building new ones;
6. Next steps for remainder of City-owned land (Knudson, Fire station, Senior Center, etc.). The focus of this portion of the discussion centered around the anticipated scope of the community engagement process;
7. Projected timeline:
  - a. Feasibility studies on existing structures (Fire House, Miners, Recreation buildings), including evaluation of mechanical, electrical, structural and plumbing (MEPS systems);
  - b. Possible planning and design for future use of Miner’s (fall 2015);
  - c. Possible Miner’s expansion (spring 2016).

### The City Council:

- (a) Agreed we could start the conversation on the goals and potential uses discussed in the past;
- (b) Concurred they want to start with a community outreach program that explored additional and diverse use and programming opportunities. Prior to defining the future of Miner’s Hospital solely and prior to broader master planning;

- (c) Agreed to a broader approach to include the entire district, exploring all potential facilities, uses and needs based on broad community input.
- (d) Agreed we should explore feasibility of adaptive reuse of each individual structure versus new construction;
- (e) Asked staff to see if there are needs the school district could accommodate within the District; and
- (f) Was mixed on keeping all available green spaces as “open” versus looking at the feasibility of solving other community priorities such as attainable housing.

**Current Progress:**

1. Library (Jonathan & Adriane)  
Complete and opened on June 13, 2015.
2. Transportation and parking studies (Alfred)  
*Transportation and Parking Siting and Feasibility Plan:* The City has contracted with Nelson Nygaard to perform the Transportation and Parking Siting and Feasibility Plan for the Park City Mountain Resort, Bonanza Park, and Lower Park Avenue area as part of the City’s effort to expedite implementation of the Transportation Program. Kickoff and stakeholder meetings have been completed and the first deliverable has been submitted to City staff for review and comment. Public surveys are scheduled for late July and early August in coordination with a Public Open House that is scheduled for the evening of August 5 from 6pm – 8 pm at the Community Room at the Library.

In addition, as communicated to Council on June 25, 2015 as part of the Transportation Update, the City is concurrently working on

- a Transportation Demand Management Study,
- a Short Range Transit Development Plan,
- a Parking Management Plan for the Downtown, and
- Alternative Transportation Marketing Program, and finally
- an update to the *SR 248 Corridor Plan*.

All of these efforts are intended to support programmatic goals and objectives to address short and long range transportation issues.

3. 1450 & 1460 Park Avenue affordable housing (Rhoda)  
The design team of Caddis PC out of Boulder, Colorado was hired and design work has begun. Staff is working with the chief building official and historic preservation planners to complete the due diligence regarding treatment of the historic homes. In late summer, options for design of the new homes, including a recommendation on number of homes and layout, and treatment of the historic homes will be presented to Council for discussion and direction. Based on prior Council discussions the design team will primarily focus on single family homes of a smaller footprint.
4. Community Engagement Process (Phyllis)  
The community design studio was wrapped up during the week of July 13, culminating with a work session presentation to City Council on July 16. Next steps will include a work session presentation to City Council on August 20, 2015. No action is scheduled for that meeting, but Council will be for direction on specific

questions in three areas: 1) Housing options for the Woodside Ave./senior center area; 2) Library Field; and 3) Miner's Hospital. This questions will establish preliminary "fence posts" to continue the iterative public discussion moving forward.

5. Feasibility & MEPS Evaluations of Existing Facilities (Jonathan)

City Council has given direction to perform an evaluation and feasibility analysis on a number of existing facilities in the RDA, including the fire station, Miner's Hospital and City Recreation building. Morrison Hershfield, an engineering firm based in Portland with a new office in Salt Lake City was tasked with completing this exercise. Their site visits were recently completed and we expect their final report by mid-August. We expect to learn from these studies the feasibility of options such as adding second floors and (recreation), adding Americans with Disabilities required access (Miner's), appropriateness for demolition, ie building condition (fire station).

6. Miners Hospital (Jonathan)

No current direction on Miner's Hospital, outside of the MEPS evaluation. Staff expects direction to come out of the follow up conversations with City Council about the Design Studio.

**Exhibits**

- A. 2015 Council Retreat Minutes (February 6, 2015)

## **PARK CITY COUNCIL MEETING MINUTES DRAFT**

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collaborative effort with transit plans, transportation demand management plan, manage parking, congestion management primary corridor plan. Council member Henney spoke to a process of education and reminding locals to use their "local knowledge".

Cashel spoke to the use of signals to keep the flow of traffic moving. Council member Beerman inquired if the primary corridor plans include walkability and bikeability. Cashel discussed the actions that are underway including: ITS systems, Peak hour parking, UDOT & MAG coordination as well as the 4 major studies underway.

Cashel spoke to the timeline for Fiscal Year 2015 with the current studies and finalizing transit development plans as well as transportation demand management plan. Fiscal Year 2016 implementing the ideas for the transit development plan, complete finance plan, signal priorities and queue jumpers. Implementation of the transportation demand management plan, long term parking strategic plan, mitigating the bottleneck issues, complete the complete SR-248 and SR-224 update plan. Fiscal Year 2017 revenue continued working on the previous plans as they take multiple years to implement. Discussed expanding the traffic camera program. Council member Matsumoto wanted to acknowledge the County's role with the plan updates. Cashel informed Council that UDOT's plan is to widen 248 in 2019 but staff is working with UDOT closely to coordinate with them. Cashel stated that as long as we have a clear, strong program to keep them from bulldozing over us everything should work out just fine. Council member Peek inquired if staff could bring the Bus Rapid Transit right of way discussion to the table with this widening. Cashel stated that staff is looking at all options and will continue to work closely with UDOT. Council member Henney inquired about roundabouts. Cashel stated that they would require a creative engineering solution. Cashel did remind Council that a roundabout is slated for the Kerns Blvd/Deer Valley drive intersection. Mayor Thomas spoke to the bottleneck problem where you fix one and another appears stating that they need to think holistically. Council member Beerman thanked staff for accelerating this plan. Staff and Council discussed that the Transportation Demand Management is behavioral change.

### **Historic Preservation, Civic Engagement & Lower Park Ave Discussion**

Craig Sanchez discussed the civic engagement process of public participation. Inform, consult, involve, collaborate, empower. Craig outlined how we currently use these techniques. Inform-city website; consult-public input during council meetings; involve- BOPA walkabout; Collaborate-Blue Ribbon Commissions; Empower-ballot items like open space. They discussed surveys, "Let's talk Park City", Main Street engagement, General Plan, Discussed how to have more involvement with the public.

Jonathan Weidenhamer, Economic Development Manager, spoke about Lower Park Avenue touching on the Library and 1450/60 Park Ave. Discussed a new approach to focus on fully using exiting facilities before building new ones. Discussed the plan for the remainder of City owned land. Mayor Thomas stated that each building needs to be evaluated on the feasibility of the economic outcome of adapting vs. tear down. Council agreed that they support staff's look into reuse. Council member Beerman reminded Council that they need to determine what other facilities they want to put in and then get the input from the community before they start looking at reuse.

Council member Peek suggested expanding the map of Lower Park Ave to see how the entire area could be used. Mayor Thomas stated that they need to have a conceptual development and community outreach along with programming prior to Master planning. Council member Matsumoto would also like to reach out to the school district to see if the City can incorporate their needs. Council member Matsumoto confirmed she is committed to keeping the green space in the park. Council member Henney stated that he is interested in what will happen with the PCMR component. He is committed to the outreach however he is concerned that with the PCMR parking area/transit hub to maintain connecting corridors. Weidenhamer stated that with the transp

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study we should be able to close that gap. Foster clarified that Council concurs that they want to start with the outreach and programming prior to designing Miners hospital space. Phyllis stated that to hold a proper community outreach we need to know if realistically we can use Miner's. Council member Simpson stated she feels that staff can use the old list of what the community wanted and look at the buildings we own to see the best use. Council concurred

Council member Peek suggested adding the north end of library field to be used for small/compact homes as an outreach question. Council member Beerman suggested away to handle the temp workers by building temporary housing. Council member Henney felt that temporary housing is not a City/Community issue and should not be the City's role. Simpson agreed with Henney but would like to see what the space would be used for during the off months if the City went that route.

Matt Dias introduced Rob Hartner, Christian Center, who discussed the uses of the center.

Thomas Eddington, Planning Director, Anya Grahn, Planner and Hannah Turpin, Planner, spoke to Historic Preservation. Anya spoke to the survey of Main Street, the Historic Mine Sites inventory. Also spoke about the "We love our Historic District" outreach open house and working with the applicants to give successful grants. Turpin spoke to the Top Tier Historic Preservation

**Innovation Grants**

The Council was presented with 5 innovative ideas to fund with the additional monies that were accumulated from sound financial practices. The projects included: Bus Stop play project; Electric Bike fleet; Outdoor AED placement; LED street lighting; Little Free libraries.

The Council chose to fund the Bus Stop Play and LED Street lighting projects for a total of \$98,000.

The meeting for which these minutes were prepared was noticed by posting at least 24 hours in advance and by delivery to the news media two days prior to the meeting.

Prepared by Marci S. Heil, City Recorder.



Marci S. Heil, City Recorder





**MANAGER'S REPORT – 8/6/2015**

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**Submitted by:** Anya Grahn  
**Subject:** Determination of Significance - 569 Park Avenue

**Respectfully:**

Anya Grahn, Planner II



PLANNING DEPARTMENT

## Manager's Report

**Subject:** 569 Park Avenue  
**Author:** Anya Grahn, Historic Preservation Planner  
**Date:** August 6, 2015  
**Type of Item:** Administrative – Historic Status

Staff recently received communication regarding the property located at 569 Park Avenue, from both members of the public, representatives of the Park City Historic Society & Museum, and the property owner regarding its future and potential development. As a result, staff put together the following summary and is prepared to answer any questions Council may have.

### Acronyms

Historic Preservation Board	HPB
Land Management Code	LMC
Historic Sites Inventory	HSI
Historic Residential District	HR-1
Historic District Design Review	HDDR

### Executive Summary

The buildings and structures that contribute to our historic neighborhoods are of high importance to the City. The Interim Planning Director has carefully reviewed the Staff Report (following), the comments of the 2010 historic preservation planning team, and input from other departments. In addition, Planning Department staff visited the site for further review on July 28, 2015. After this review, we conclude the following:

- In 2010, the Historic Preservation Board made a determination, in accordance with the Land Management Code, that due to the changes of the building from c. 1923 to 1995, the home at 569 Park Avenue did not meet code requirements for a Significant designation due to change in roof form.
  - Staff is reviewing a challenge that the 2010 meeting was noticed incorrectly.
- 569 Park is located in the HR-1 district and plays an important role in achieving the stated goals of the zone. The house size, orientation on the lot, and location between two Significant homes adds to the need for careful review of any potential future changes at this location.
- The integrity of the National Register of Historic Places designation and the equal integrity of our Landmark and Significant Historic sites are also important in meeting the goals of the HR-1 zone. Structures that compromise the formal designations for Historic reduce the integrity of the determination process.
- Initially, a cross-wing house was built on this site prior to 1889; however, a bungalow replaced this house c. 1923. Porch and wall extensions, as well as

changes in the roof from hip to gable-form, occurred several times between 1907 and 1995. In total, the records indicate at least three modifications to the front of the home since its construction in c. 1923, including the change from a hip roof to gable between 1957 and 1968, which was outside of the period of historical significance.

- The Historic District grant funds issued in 1988 were for a reroof, replacing trim, and a stone walkway. While we are still searching for records from this time period, grant eligibility was likely determined by different criteria- either by zone or extended to properties listed as “contributory” on the original 1978 Utah State Historical Society Historic Preservation Research Office Structure/Site Information Forms, which served as the initial survey for the Mining Boom Era Residences Thematic National Register District nomination in 1984. The City did not restrict demolition of residential structures until the early 1990s, and without an HSI, both design regulations and grant eligibility were typically applications of the zoning district, 1978 Survey, and/or the over 50 years old rule unless the property owner went through a Determination of Significance hearing.
- The home was listed in the 2009 Historic Sites Inventory as “Significant”. In 2010, the integrity of the list was reviewed and was one of several buildings removed from the list by the Historic Preservation Board in accordance with the Land Management Code, recommendations from the Planning Department, and the City’s preservation consultant. As part of the on-going Intensive Level Survey, the home was preliminarily recommended for “Significant” listing, but the Consultant subsequently changed her recommendation after a review of the property history and HPB decision with staff. The consultant has acknowledged the errors and concurs that the building is not eligible for listing as Significant.
- Under the Land Management Code, the 10 day appeal period to the 2010 action by the Historic Preservation Board has expired. While information has been presented that there may be portions of the previous roof structure(s) remaining, these are inside the roof area and do not contribute to the possibility for listing the building as Significant, as they are not visible from the primary public right-of-way.
- Alternatives may exist to the potential demolition of the home. As private property, purchase of the home by a willing buyer with protections from demolition may be possible. Facade protection could be considered in the form of an easement to the City for compensation to the home owner.

At the current time, no applications have been filed with the City for demolition or new building permits other than a [voluntary] pre-application for design review of new construction.

### **Background**

As early as 1978, the Utah State Historical Society noted on its Structural/Site Information form that this structure had suffered “major alterations” that “completely

changed” the appearance of the historic building. Built c. 1923, the bungalow-styled house replaced an early cross wing house according to Sanborn Map analysis. The 1937 tax photograph (Exhibit A) shows this typical bungalow design. Between 1957 and 1968, changes occurred to the roof form that altered it from a shallow hip-roof to a gable and partial width front porch. In 1987, then-owner Tim Lee received a \$5,000 grant from the City for re-roofing, replacing trim, and improving a stone walkway. The c.1995 renovation again altered, but did not restore, the original historic pitch and roof form. Rather, the renovation incorporated bungalow-type elements and a gable-on-hip roof form.

Because so many bungalow-type elements had been incorporated into this latest renovation of the house, Preservation Solutions mistakenly believed it was historic at the time of their reconnaissance level, or “windshield,” survey in 2009. (Unlike a reconnaissance level survey, the 2013-2015 intensive level survey is much more detailed in its description of the site and its history.) The 2009 survey led to the creation of our Historic Sites Inventory (HSI), adopted in 2009, which included some 405 sites, of which, 192 met the criteria for designation as Landmark; 213 met the criteria for Significant. In 2009, the property at 569 Park Avenue was designated as “Significant.”

During the following year, our notes reflect that Sandra Morrison of the Park City Historic Society & Museum, in the course of advocating for the listing of another property with an altered roof form, pointed out that changes to the roof form at 569 Park Avenue did not prevent it from being listed in 2009. This was surprising information to staff. Upon confirmation of the alteration(s), then Planning Director Thomas Eddington and our preservation consultant at the time, Dina Blaes of Preservation Solutions, requested the Historic Preservation Board (HPB) review 569 Park Avenue for a determination of significance. The HPB voted to remove the property from the inventory in April 2010 because the site no longer met criterion B, Essential Historical Form due to the roof modifications. Attached is the staff report that staff submitted to inform and support the recommended delisting (Exhibit B).

Please note current Planning staff believes the staff report in Exhibit B contains a mischaracterization of the process by which staff was made aware of the altered roof form. Staff now believes that Sandra Morrison of the Park City Historic Society & Museum did not “raise[d] the concern that the site did not meet the criteria for designation as a Significant Site because of changes that had been made to the original roof form on the primary façade”, rather staff believes that Ms. Morrison was advocating for a list of another property with an altered roof form, as stated earlier in this paragraph.

Essential Historical Form, as defined by our Land Management Code (LMC), is the physical characteristics of a Structure that make it identifiable as existing in, or relating to, an important era in the past. The Essential Historical Form must be viewed from the primary public right-of-way.

The LMC also outlines in 15-11-10(A)(2)(b) those changes to physical characteristics that can result in the property being delisted from our Historic Site Inventory. They include:

- (i) Changes in pitch of the main roof of the primary façade if 1) the change was made after the Period of Historic Significance; 2) the change is not due to any structural failure; or 3) the change is not due to collapse as a result of inadequate maintenance on the part of the Applicant or a previous Owner, or
- (ii) Addition of upper stories or the removal of original upper stories occurred after the Period of Historic Significance, or
- (iii) Moving it from its original location to a Dissimilar Location, or
- (iv) Addition(s) that significantly obscures the Essential Historical Form when viewed from the primary public Right-of-Way.

Designation of Sites to the Historic Sites inventory (HSI) does not require a courtesy mailing notice, only a property posting and published notice seven (7) days prior to the Historic Preservation Board (HPB) meeting per the Land Management Code (LMC).

In our on-going efforts to update the Historic Sites Inventory (HSI), the City engaged a new Preservation consultant, CRSA, to perform an intensive level survey. CRSA reviewed this property as part of a review of the block.

Initially, CRSA found that the house contributed to the look and feel of the historic district and found that it met the criteria for "Significant;" however, further analysis confirmed the 2010 findings that the house had been substantially altered. (Exhibit C).

Because the determination of this site was reviewed specifically by the HPB, pursuant to 15-1-18 APPEALS AND RECONSIDERATION PROCESS subsection (N), reconsideration may only happen prior to Final Action. Final Action is defined as "The later of the final vote or written decision on a matter." (LMC 15-15-1.101) Here, that final action occurred in 2010.

Absent of historic preservation, the site continues to contribute to the look and feel of the Historic Residential (HR-1) zoning district. The purposes of this district include preserving present land Uses and the character of the Historic residential Areas of Park City; encouraging construction of Historically Compatible Structures that contribute to the character and scale of the Historic District and maintain existing residential neighborhoods; as well as encouraging single family Development on combinations of 25' x 75' Historic Lots. Our review of any new development will include analysis of size, height, and architectural compatibility within the neighborhood to ensure that the rhythm and pattern of the streetscape is maintained. Further, any new development will go through the Historic District Design Review (HDDR) process to ensure that new construction complies with our *Design Guidelines for Historic Districts and Historic Sites*.

#### **Exhibits**

Exhibit A – Photo analysis of 569 Park Avenue

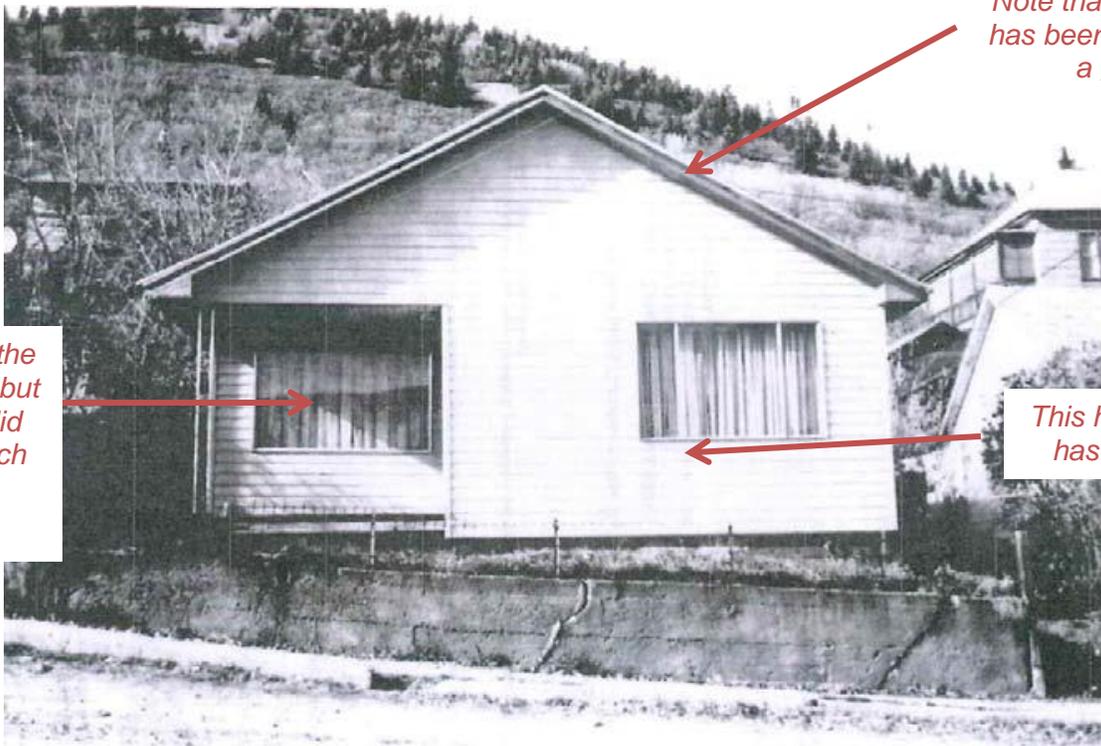
Exhibit B – HPB Staff Report dated 04.07.2010

Exhibit C – CRSA Letter and Historic Site Form

**Exhibit A**



Historic tax photo, circa 1937.



*Note that the hip roof has been replaced by a gable.*

*This portion of the porch remains, but has lost its solid railing and porch posts*

*This half of the porch has been filled in.*

Post 1968 photo showing new low-pitch gable roof and partial-width front porch.



*New bungalow-type elements have been added including the solid railing, new porch posts, and low-hip porch roof; however, the original roof form was not restored.*

*The entire porch has now been enclosed and a new hip-roof porch has been added to the exterior of the building.*

Current photo, November 2014.

*New vinyl windows have been installed. Wood siding clads the exterior façade, and new vinyl siding is used on the side elevations.*

## Historic Preservation Board Staff Report



PLANNING DEPARTMENT

**Author:** Thomas E. Eddington, Jr., AICP  
Dina Blaes, Preservation Consultant  
**Subject:** Historic Sites Inventory  
**Application #:** PL-09-00846  
**Date:** April 7, 2010  
**Type of Item:** Administrative

### Summary Recommendation

Staff recommends the Historic Preservation Board conduct a public hearing and remove the site located at 569 Park Avenue from the Historic Sites Inventory.

### Topic

**Applicant:** Planning Department  
**Location:** 569 Park Avenue  
**Proposal:** Remove 569 Park Avenue from the Historic Sites Inventory  
**Zoning:** Historic Residential (HR-1) District

### Background

The Park City Historic Sites Inventory, adopted February 4, 2009, includes four hundred five (405) sites of which one hundred ninety-two (192) sites meet the criteria for designation as Landmark Sites and two hundred thirteen (213) sites meet the criteria for designation as Significant Sites. The house at 569 Park Avenue was considered a Significant Site.

Staff's evaluation of the two hundred thirteen (213) sites for compliance with the criteria set forth in 15-11-10(A)(2) and the subsequent recommendation to the HPB to include them on the Historic Site Inventory as Significant Sites was based on information gathered during field visits and from secondary sources, including:

- Reports and photographs from Reconnaissance Level Surveys (RLS) conducted in 1983 and 1995.
- Sanborn Fire Insurance maps from 1889, 1900, 1907, and/or 1929.
- Files on individual buildings held at the State Historic Preservation Office.
- Books on architectural styles, building types, architectural history, and mining history.
- Building cards and photos from the Summit County Tax Assessor that are held at the Park City Historical Society & Museum (PCHS&M) research library and archive.

In the summer of 2009 after the Historic Site Inventory had been adopted by the City, Sandra Morrison, Director of the Park City Historical Society & Museum, raised the concern that the site did not meet the criteria for designation as a Significant Site because of changes that had been made to the original roof form on the primary facade.

The original research materials were reviewed again and the analysis on which the HPB based its decision to designate the site to the HSI as a Significant Site was, indeed, incorrect. The analysis had not taken into proper consideration the information available in the tax file, which clearly indicates that changes to the pitch of the main roof of the primary façade had been made after the period of historic significance. This condition is one of four "major alterations" defined in the LMC that destroy the Essential Historical Form of the site. Because the site was found not to retain its Essential Historical Form, it does not meet all three criteria required for designation as a Significant Site.

The Planning Department is seeking to remove 569 Park Avenue from the Historic Sites Inventory because a second analysis of the site conducted after the initial designation indicates that the site does not comply with the criteria set forth in 15-11-10(A)(2) of the LMC for designation as a Significant Site. Specifically, the site was found not to retain its Essential Historical Form and therefore does not comply with criterion (b) of Title 15-11-10(A)(2).

### **Analysis**

The Historic Preservation Board is authorized by Title 15-11-5(l) to review and take action on the designation of Sites to the Historic Sites Inventory. In addition, Title 15-11-10(C) authorizes the Planning Department to remove a Site from the Historic Sites Inventory if:

#### **15-11-10(C)(1) CRITERIA FOR REMOVAL**

**(a) The Site no longer meets the criteria set forth in 15-11-10(A)(1) or 15-11-10(A)(2) because the qualities that caused it to be originally designated have been lost or destroyed, or**

**(b) The Building (main, attached, detached or public), Accessory Building, and/or Structure on the Site have been demolished and will not be reconstructed, or**

**(c) Additional information indicates that the Building, Accessory Building, and/or Structure on the Site do not comply with the criteria set forth in 15-11-10(A)(1) or 15-11-10(A)(2).**

If the Historic Preservation Board finds, based on the analysis below, that the site does not comply with the criteria set forth in Title 15-11-10(A)(2), it will be removed from the Historic Sites Inventory.

### **15-11-10. PARK CITY HISTORIC SITES INVENTORY.**

#### **(A) CRITERIA FOR DESIGNATING SITES TO THE PARK CITY HISTORIC SITES INVENTORY.**

**(2) SIGNIFICANT SITE. Any Buildings (main, attached, detached or public), Accessory Buildings, and/or Structures may be designated to the Historic**

**Sites Inventory as a Significant Site if the Planning Department finds it meets all the criteria listed below:**

- (a) It is at least fifty (50) years old or has achieved Significance in the past fifty (50) years if the Site is of exceptional importance to the community; and**

*Analysis: The site meets this criterion. It is at least 50 years old. The Summit County Assessor tax file indicates a construction date of 1914 and the main building appears on the 1929 Sanborn Insurance map.*

- (b) It retains its Essential Historical Form, meaning there are no major alterations that have destroyed the Essential Historical Form.**

*Analysis: The site does not meet this criterion. The site does not retain its Essential Historical Form as defined in the Land Management Code because it has undergone major alterations that have destroyed the physical characteristics that make it identifiable as existing in or relating to an important era in the past.*

**Major alterations that destroy the essential historical form include:**

- (i) Changes in pitch of the main roof of the primary façade if 1) the change was made after the Period of Historic Significance; 2) the change is not due to any structural failure; or 3) the change is not due to collapse as a result of inadequate maintenance on the part of the Applicant or a previous Owner, or**

*Analysis: The pitch in the main roof of the primary façade was changed after the Period of Historic Significance (1869-1929). Records in the tax file indicate extensive alteration to the building between 1948 and 1968. According to the building card, the roof pitch was changed from a hipped roof to a low-pitched gable roof between 1958 and 1968. Further, the roof pitch and form were further changed to a gable-on-hip type in the 1990s.*

- (ii) Addition of upper stories or the removal of original upper stories occurred after the Period of Historic Significance, or**

- (iii) Moving it from its original location to a Dissimilar Location, or**

- (iv) Addition(s) that significantly obscures the Essential Historical Form when viewed from the primary public Right-of-Way.**

- (c) It is important in local or regional history, architecture, engineering or culture associated with at least one (1) of the following:**

- (i) An era of Historic importance to the community, or**

*Analysis: The site meets this criterion. It is associated with the mining-era in Park City primarily because of its original date of construction.*

- (ii) Lives of Persons who were of Historic importance to the community, or**

**(iii) Noteworthy methods of construction, materials, or craftsmanship used during the Historic period.**

**Summary**

In summary, staff recommends the HPB find that the site does not comply with the criteria set forth in Title 15-11-10(A)(2) for designation as a Significant Site and that the site be removed from the Historic Sites Inventory.

**Notice**

Legal Notice of this public hearing was published in the Park Record and posted in the required public spaces.

**Public Input**

A public hearing, conducted by the Historic Preservation Board, is required prior to removing sites from the Historic Sites Inventory. The public hearing for the recommended action was properly and legally noticed as required by the Land Management Code.

**Alternatives**

- Conduct a public hearing on the Site described herein and remove the Site from the Historic Sites Inventory based on the findings of fact and conclusions of law set forth in the staff report.
- Conduct a public hearing and reject removal of the Site from the Historic Sites Inventory, providing specific findings of fact and conclusions of law for the action.
- Continue the action to a date certain.

**Significant Impacts**

There are no significant fiscal impacts on the City as a result of removing the Site described in this report from the Historic Sites Inventory.

**Consequences of *not* taking the Recommended Action**

Not taking the recommended action will result in a Site remaining on the Historic Site Inventory that does not meet the criteria for designation.

**Recommendation**

Staff recommends the Historic Preservation Board conduct a public hearing and vote to remove the Site described in this staff report from the Historic Sites Inventory based on the following findings of fact and conclusions of law:

**Findings of Fact**

1. The property at 569 Park Avenue is located in the Historic Residential (HR-1) District.
2. The site was designated as a Significant Site by the HPB in February 2009 following analysis and a recommendation made by staff based on information from field visits and several secondary sources.

3. An concern about the site's compliance with the criteria for designation as a Significant Site was raised by the Park City Historical Society & Museum to staff after February 2009.
4. The additional information considered in making the evaluation consists of the original building cards dated 1949 through 1968, which indicate a change to the pitch of the main roof of the primary façade was made after the Period of Historic Significance (1869-1929). The roof was originally built as a hipped structure, but was altered between 1958 and 1968 to the low-pitched gable and was further modified in the 1990s to the gable-on-hip that is extant today.
5. Because of the change to the pitch of the main roof of the primary façade, the site does not retain the physical characteristics that make it identifiable as existing in or relating to an important era in the past (the active mining era).
6. All findings from the Analysis section are incorporated herein.

### **Conclusions of Law**

1. Information not previously considered in the designation of 569 Park Avenue as a Significant Site was appropriately considered after February 2009 when the HPB took formal action to designate the property to the Historic Sites Inventory.
2. The site at 569 Park Avenue does not retain the physical characteristics that identify it as existing in or relating to the mining era in Park City.
3. The site at 569 Park Avenue does not comply with the criteria set forth in Title 15-11-10(A)(2) and therefore the Site is not a Significant Site pursuant to Title 15-11-10.

### **Exhibits**

- Exhibit A - 569 Park Avenue Historic Site Form 2008
- Exhibit B - 569 Park Avenue Historic Site Form 2010
- Exhibit C - Photograph

# HISTORIC SITE FORM -- HISTORIC SITE INVENTORY

PARK CITY MUNICIPAL CORPORATION (06-09)

## 1 IDENTIFICATION

Name of Property:

Address: 569 Park Avenue

AKA:

City, County: Park City, Summit County, Utah

Tax Number: PC-82

Current Owner Name: William & Janet Kershaw

Parent Parcel(s):

Current Owner Address: Park City, Utah 84060

Legal Description (include acreage): LOTS 17 & 18, BLK 5 PARK CITY SURVEY; 0.09 ACRES.

## 2 STATUS/USE

### Property Category

- building(s), main
- building(s), attached
- building(s), detached
- building(s), public
- building(s), accessory
- structure(s)

### Evaluation\*

- Landmark Site
- Significant Site
- Not Historic

### Reconstruction

- Date:
- Permit #:
- Full
  - Partial

### Use

- Original Use: Residential
- Current Use: Residential

- \*National Register of Historic Places:  ineligible  eligible  
 listed (date: )

## 3 DOCUMENTATION

### Photos: Dates

- tax photo: c. 1937 & c.1970
- prints: 2006
- historic: c.

### Drawings and Plans

- measured floor plans
- site sketch map
- Historic American Bldg. Survey
- original plans:
- other:

### Research Sources (check all sources consulted, whether useful or not)

- abstract of title
- tax card
- original building permit
- sewer permit
- Sanborn Maps
- obituary index
- city directories/gazetteers
- census records
- biographical encyclopedias
- newspapers
- city/county histories
- personal interviews
- Utah Hist. Research Center
- USHS Preservation Files
- USHS Architects File
- LDS Family History Library
- Park City Hist. Soc/Museum
- university library(ies):
- other:

Bibliographical References (books, articles, interviews, etc.) Attach copies of all research notes and materials.

- Ancestry.com. *1930 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2002. Original data: United States of America, Bureau of the Census. *Fifteenth Census of the United States, 1930*. Washington, D.C.: National Archives and Records Administration, 1930. Microfilm Publications T626, 2,677 rolls.
- . *1920 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2009. Original data: United States of America, Bureau of the Census. Record Group 29. *Fourteenth Census of the United States, 1920*. Washington, D.C.: National Archives and Records Administration, 1930. Microfilm Publication T625, 2,076 rolls.
- \*---. *World War I Draft Registration Cards, 1917-1918* [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc., 2005. Original data: United States, Selective Service System. *World War I Selective System Draft Registration Cards, 1917-1918*. Washington, D.C.: National Archives and Records Administration. M1509, 4,582 rolls. Imaged from Family History Library microfilm.
- Carter, Thomas and Goss, Peter. *Utah's Historic Architecture, 1847-1940: a Guide*. Salt Lake City, Utah: University of Utah Graduate School of Architecture and Utah State Historical Society, 1991.
- McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1998.
- \*Notarianni, Philip F. Structure/Site Form: 569 Park Ave. Historic Preservation Research Office. Utah State Historical Society. Salt Lake City. 1978.
- \*Roberts, Allen. 569 Park Avenue. 1995. Park City Reconnaissance Level Survey. Historic Preservation Research Office. Utah State Historical Society. 26 Dec. 2008.
- \*Sanborn, D.A. "Sheet 7, Park City, Utah, 1889." Map. Sanborn Fire Insurance Maps. J. Willard Marriott Library. 15 Oct. 2009. <<http://www.lib.utah.edu/digital/sanborn/>>

Researcher/Organization: Preservation Solutions/Park City Municipal Corporation Date: February 2010

\*---. "Sheet 7, Park City, Utah, 1907 (corrected to 1929)." Map. Sanborn Fire Insurance Maps. *Hal Compton Research Library*. Park City Historical Society & Museum. 13 Oct. 2009. Electronic.  
 \*Summit County. Tax Assessor. Tax File: PC-82. Coalville, 1937-1968. Park City Tax File Archives. *Hal Compton Research Library*. Park City Historical Society & Museum.

**4 ARCHITECTURAL DESCRIPTION & INTEGRITY**

Building Type and/or Style: Bungalow/Bungalow No. Stories: 1

Additions:  none  minor  major (describe below) Alterations:  none  minor  major (describe below)

Number of associated outbuildings and/or structures:  accessory building(s), # \_\_\_\_\_;  structure(s), # \_\_\_\_\_.

General Condition of Exterior Materials:

- Good (Well maintained with no serious problems apparent.)
- Fair (Some problems are apparent. Describe the problems.):
- Poor (Major problems are apparent and constitute an imminent threat. Describe the problems.):
- Uninhabitable/Ruin

Materials (The physical elements that were combined or deposited during a particular period of time in a particular pattern or configuration. Describe the materials.):

Site: Standard, narrow lot slightly raised above finished road grade two to three feet with concrete retaining wall at the street front. Flat lot from the roadway to rear of house, then a steep rise at the rear of the lot.

Foundation: Building card and site visit indicate a concrete foundation.

Walls: Shiplap siding. Full-width deep-set porch with three square columns resting on solid rail.

Roof: Gable-on-hip roof form with asphalt shingles.

Windows/Doors: Paired casement on primary façade flanking center door. Double-hung sash type.

Essential Historical Form:  Retains  Does Not Retain, due to: Change in the pitch of the main roof of the primary façade made after the period of historic significance.

Location:  Original Location  Moved (date \_\_\_\_\_) Original Location:

Design (The combination of physical elements that create the form, plan, space, structure, and style. Describe additions and/or alterations from the original design, including dates--known or estimated--when alterations were made): The one-story frame bungalow type house has undergone significant modifications over time. The current structure replaced an earlier cross-wing house with full front porch and projecting bay, which is seen on the 1907 Sanborn Insurance Map. The earliest photograph--the c. 1937 tax photo--shows a bungalow with low-pitched hipped roof and deep full-width front porch. The design elements--full-width porch, square columns, and solid rail--are typical of bungalows built in Utah in the early twentieth century. The 1957 tax card suggests the bungalow form was intact in that year. By 1968, however, the house had been modified into a moderately pitched gable with a partial-width recessed porch. Both the 1968 tax card and a c. 1970 photograph indicate these substantial changes. Prior to 1995, the roof was modified again to a gable-on-hip form. At that time many of the original bungalow-type elements--the deep full-width porch, square porch posts, and solid rail--were returned to the home, but not restored as they were historically. The changes made over time to the roof pitch on the primary façade are significant and destroy the Essential Historical Form as defined by the LMC. It is unfortunate that the attempt to use bungalow-type elements in the most recent rehabilitation was not taken to the point of restoring the site based on available photographic evidence.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The setting has not been substantially altered from what is seen in earlier photographs - the footprint appears to have been enlarged from the original, but the expansion is not obtrusive when viewed from the public right-of-way.

**Workmanship** (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): Though efforts have been made to return many of the historical bungalow elements, much of the physical evidence from the period that defines the typical Park City mining era home has been altered and, therefore, lost.

**Feeling** (Describe the property's historic character.): The gable-on-hip roof form was not used in Park City during the mining era, but rather seen in French Colonial styled buildings (rarely) from the late nineteenth century and Queen Anne styled buildings (also rarely) from the early twentieth century. The 1990s rehabilitation was successful in returning some of the historic character that is typical of the bungalow, but the physical elements of the site, in combination, convey a limited sense of life in a western mining town.

**Association** (Describe the link between the important historic era or person and the property.): The bungalow was the most common house type built in Utah during the early twentieth century; however, the alterations to the main building diminish its association with the past.

**5 SIGNIFICANCE**

Architect:  Not Known     Known: (source: )

Date of Construction: c. 1923<sup>1</sup>

Builder:  Not Known     Known: (source: )

The site must represent an important part of the history or architecture of the community. A site need only be significant under one of the three areas listed below:

1. Historic Era:

- Settlement & Mining Boom Era (1868-1893)
- Mature Mining Era (1894-1930)
- Mining Decline & Emergence of Recreation Industry (1931-1962)

2. Persons (Describe how the site is associated with the lives of persons who were of historic importance to the community or those who were significant in the history of the state, region, or nation):

From the 1978 Site/Structure Form prepared for the Utah State Historic Preservation office:

*People associated with this property:*

*Thomas M. Stringer*

*Isaac I. Osborn*

*1919 - mortgage from Alice E. Deighton to Samuel B. Dunn*

*1924-Herman Hethke*

Samuel Benjamin Dunn was born August 1888 in Alabama and in 1916 was a married telegraph operator working for Union Pacific Railroad and living in Park City (address unknown).

Herman Hethka was a WWI veteran renting the home at 573 Main Street (hotel) in 1930 (according to census records). He was a hotel clerk (37 yrs old in 1930). The hotel was owned by his mother and father-in-law, Thomas & Marie Hethka O'Keefe. An unmarried Marie Hethka and her son, Herman, were listed as renters at 573 Main Street in 1920.

1930 Census does not list 569 Park Avenue though it is on the Sanborn Insurance map as 569 Park Avenue.

According to the Summit County Recorder, recent property owners include the following:

QCD in 05-1986 from Don R. Neil to William Neil and Elizabeth Reed

WD in 10-1986 from William Neil and Elizabeth Reed to Tim Lee

WD in 09-2004 from Timothy Lee to Read & Jean Carlan

WD in 05-2009 from Read & Jean Carlan to current owners, William & Janet Kershaw

3. Architecture (Describe how the site exemplifies noteworthy methods of construction, materials or craftsmanship used during the historic period or is the work of a master craftsman or notable architect):

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<sup>1</sup> Summit County Recorder.

## 6 PHOTOS

Digital photographs are on file with the Planning Department, Park City Municipal Corp.

**Photo No. 1:** Northeast elevation. Camera facing southwest, 2006.

**Photo No. 2:** East oblique. Camera facing west, 1995.

**Photo No. 3:** Northeast elevation. Camera facing southwest, c. 1970.

**Photo No. 4:** East oblique. Camera facing west, tax photo, c. 1937.

# HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

## 1 IDENTIFICATION

Name of Property:

Address: 569 Park Avenue

AKA:

City, County: Park City, Summit County, Utah

Tax Number: PC-82

Current Owner Name: Jean & Read Carlan

Parent Parcel(s):

Current Owner Address: PO Box 982, Park City, Utah 84060

Legal Description (include acreage): LOTS 17 & 18, BLK 5 PARK CITY SURVEY; 0.09 ACRES.

## 2 STATUS/USE

### Property Category

- building(s), main
- building(s), attached
- building(s), detached
- building(s), public
- building(s), accessory
- structure(s)

### Evaluation\*

- Landmark Site
- Significant Site
- Not Historic

### Reconstruction

- Date: \_\_\_\_\_
- Permit #: \_\_\_\_\_
- Full  Partial

### Use

Original Use: Residential  
Current Use: Residential

\*National Register of Historic Places:  ineligible  eligible  
 listed (date: )

## 3 DOCUMENTATION

### Photos: Dates

- tax photo:
- prints:
- historic: c.

### Drawings and Plans

- measured floor plans
- site sketch map
- Historic American Bldg. Survey
- original plans:
- other:

### Research Sources (check all sources consulted, whether useful or not)

- abstract of title
- tax card
- original building permit
- sewer permit
- Sanborn Maps
- obituary index
- city directories/gazetteers
- census records
- biographical encyclopedias
- newspapers
- city/county histories
- personal interviews
- Utah Hist. Research Center
- USHS Preservation Files
- USHS Architects File
- LDS Family History Library
- Park City Hist. Soc/Museum
- university library(ies):
- other:

Bibliographical References (books, articles, interviews, etc.) Attach copies of all research notes and materials.

Blaes, Dina & Beatrice Lufkin. "Final Report." Park City Historic Building Inventory. Salt Lake City: 2007.

Carter, Thomas and Goss, Peter. *Utah's Historic Architecture, 1847-1940: a Guide*. Salt Lake City, Utah:

University of Utah Graduate School of Architecture and Utah State Historical Society, 1991.

McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1998.

Roberts, Allen. "Final Report." Park City Reconnaissance Level Survey. Salt Lake City: 1995.

Roper, Roger & Deborah Randall. "Residences of Mining Boom Era, Park City - Thematic Nomination." National Register of Historic Places Inventory, Nomination Form. 1984.

## 4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: Bungalow

No. Stories: 1

Additions:  none  minor  major (describe below) Alterations:  none  minor  major (describe below)

Number of associated outbuildings and/or structures:  accessory building(s), # \_\_\_\_\_;  structure(s), # \_\_\_\_\_.

General Condition of Exterior Materials:

- Good (Well maintained with no serious problems apparent.)

Researcher/Organization: Preservation Solutions/Park City Municipal Corporation Date: 12-2008

Fair (Some problems are apparent. Describe the problems.):

Poor (Major problems are apparent and constitute an imminent threat. Describe the problems.):

Uninhabitable/Ruin

**Materials** (The physical elements that were combined or deposited during a particular period of time in a particular pattern or configuration. Describe the materials.):

Foundation: Tax cards indicate a concrete foundation.

Walls: Ship-lap siding

Roof: Gable on hip roof form sheathed in asphalt shingles.

Windows/Doors: Paired casement on primary façade.

Essential Historical Form:  Retains  Does Not Retain, due to:

Location:  Original Location  Moved (date \_\_\_\_\_) Original Location:

**Design** (The combination of physical elements that create the form, plan, space, structure, and style. Describe additions and/or alterations from the original design, including dates--known or estimated--when alterations were made): The one-story frame bungalow type house has undergone significant modifications over time with the most recent alterations successfully restoring many of the original historical elements. The 1907 Sanborn Insurance map suggests a cross-wing house form with a full front porch and projecting bay. However, the current structure appears to have replaced what is seen on the 1907 map. The 1929 Sanborn Insurance map was not consulted as part of this assessment and may provide additional information. The earliest photograph--the tax photo--shows a bungalow with low-pitched hipped roof and deep full-width front porch. The 1957 tax card suggests the bungalow form was intact in that year. By 1968, however, the house had been modified into a moderately pitched gable with a partial-width recessed porch. Both the 1968 tax card and a c. 1970 photograph show the changes. Prior to 1995, the roof was modified again to a gable-on-hip form which served to restore the deep full-width porch seen on the original bungalow. Though the gable-on-hip is not a common roof form in Park City, it is compatible with the roof types of the mining period. Windows have also been modified significantly. The windows on the primary façade are not visible in the tax photo, but were likely a three part window with a large center single-light fixed pane flanked by narrow fixed casement windows. The current windows are large horizontally oriented openings with paired lights. The changes to the structure are significant and although an effort has been made to restore many of the original bungalow elements of the house, the overall changes diminish the site's original character.

**Setting** (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The setting has not been altered from what is seen in early photographs.

**Workmanship** (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): Though efforts have been successful in restoring many of the historical elements, much of the physical evidence from the period that defines the typical Park City mining era home has been altered and, therefore, lost.

**Feeling** (Describe the property's historic character.): The physical elements of the site, in combination, convey a sense of life in a western mining town of the late nineteenth and early twentieth centuries.

**Association** (Describe the link between the important historic era or person and the property.): The bungalow was a common house type built in Utah during the early twentieth century; however, the extent of the alterations to the main building diminishes its association with the past.

The extent and cumulative effect of alterations to the site render it ineligible for listing in the National Register of Historic Places. The site, however, retains its essential historical form and meets the criteria set forth in Chapter 15-11 for designation as a Significant Site.

## 5 SIGNIFICANCE

Architect:  Not Known     Known: (source: )

Date of Construction: c. 1923<sup>1</sup>

Builder:  Not Known     Known: (source: )

The site must represent an important part of the history or architecture of the community. A site need only be significant under one of the three areas listed below:

### 1. Historic Era:

- Settlement & Mining Boom Era (1868-1893)
- Mature Mining Era (1894-1930)
- Mining Decline & Emergence of Recreation Industry (1931-1962)

Park City was the center of one of the top three metal mining districts in the state during Utah's mining boom period of the late nineteenth and early twentieth centuries, and it is one of only two major metal mining communities that have survived to the present. Park City's houses are the largest and best-preserved group of residential buildings in a metal mining town in Utah. As such, they provide the most complete documentation of the residential character of mining towns of that period, including their settlement patterns, building materials, construction techniques, and socio-economic make-up. The residences also represent the state's largest collection of nineteenth and early twentieth century frame houses. They contribute to our understanding of a significant aspect of Park City's economic growth and architectural development as a mining community.<sup>2</sup>

2. **PERSONS** (Describe how the site is associated with the lives of persons who were of historic importance to the community or those who were significant in the history of the state, region, or nation):

3. **Architecture** (Describe how the site exemplifies noteworthy methods of construction, materials or craftsmanship used during the historic period or is the work of a master craftsman or notable architect):

## 6 PHOTOS

Digital color photographs are on file with the Planning Department, Park City Municipal Corp.

**Photo No. 1:** Northeast elevation. Camera facing southwest, 2006.

**Photo No. 2:** East oblique. Camera facing west, 1995.

**Photo No. 3:** Northeast elevation. Camera facing southwest, c. 1970.

**Photo No. 4:** East oblique. Camera facing west, tax photo.

<sup>1</sup> Summit County Recorder.

<sup>2</sup> From "Residences of Mining Boom Era, Park City - Thematic Nomination" written by Roger Roper, 1984.

July 22, 2015

Anya Grahn  
Park City Planning Department  
445 Marsac Avenue  
Park City, UT

Dear Ms. Grahn:

Park City Municipal Corporation contracted with our company, Cooper Roberts Simonsen Architects (CRSA), to investigate the historical integrity of the house at 569 Park Avenue in Park City, Utah. While our initial recommendation to add the house to the Park City Historic Sites Inventory (HSI) was based on historic research and similar precedents in the city, we failed to take the previous removal of the site from the HSI around 2010 into account. Unfortunately, the prior removal of the property from the HSI means that it can no longer be considered for inclusion in the HSI. We have found no further evidence to suggest that the removal of the property from the HSI was unwarranted, as this decision was based primarily on a change to the roof form of the house from a hipped roof to a Dutch gabled roof. Further minor alterations have included the complete removal of the brick chimney on the south façade, adding a center post to the front porch, raising the front porch guard rail height, and covering a small window on the south façade. While these tasteful changes have not dramatically altered the form of the house from its 1920s bungalow expression, they have meant that the house no longer meets local criteria for "significant" designation and thus exclusion from the HSI.

Sincerely,



John Ewanowski  
Architectural Assistant / Designer

# HISTORIC SITE FORM – HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

## 1 IDENTIFICATION

Name of Property: **House at 569 Park Avenue**

Address: 569 Park Avenue

A.K.A.:

City, County: Park City, Summit County, Utah

Tax Number: PC-82

Current Owner Name: William A. and Janet Kershaw, et. al.

Parent Parcel(s): N/A

Current Owner Address: 620 Mystic Lane, Sacramento, CA 95864

Legal Description (include acreage): LOTS 17 & 18 BLK 5 PARK CITY SURVEY [...] (see record for complete legal description)

## 2 STATUS/USE

### Property Category

- building(s), main
- building(s), attached
- building(s), detached
- building(s), public
- building(s), accessory
- structure(s)

### Evaluation\*

- Landmark Site
- Significant Site
- Not Historic

### Reconstruction

- Date:
- Permit #:
- Full  Partial

### Use

- Original Use: single dwelling
- Current Use: single dwelling

- \*National Register of Historic Places:  eligible  ineligible
- listed (date: )

## 3 DOCUMENTATION

### Photos: Dates

- tax photo: c. 1941
- prints: Nov. 2014 (3)
- historic:

### Drawings and Plans

- measured floor plans
- site sketch map
- Historic American Bldg. Survey
- original plans:
- other:

### Research Sources (check all sources consulted, whether useful or not)

- abstract of title
- tax card
- original building permit
- sewer permit
- Sanborn maps
- obituary index
- city directory/gazetteers
- census records
- biographical encyclopedias
- newspapers
- city/county histories
- personal interviews
- Utah Hist. Research Center
- USHS preservation files
- USHS architects file
- LDS Family History Library
- Park City Hist. Soc./Museum
- university library(ies):
- other:

**Bibliographical References** (books, articles, interviews, etc.). Attach copies of all research notes and materials

Carter, Thomas and Peter Goss. *Utah's Historic Architecture, 1847-1940*. Salt Lake City: Center for Architectural Studies, Graduate School of Architecture, University of Utah and Utah State Historical Society, 1988.

Hampshire, David, Martha Sonntag Bradley and Allen Roberts. *A History of Summit County*. Coalville, UT: Summit County Commission, 1998.

National Register of Historic Places. *Park City Main Street Historic District*. Park City, Utah, National Register #79002511.

Peterson, Marie Ross and Mary M. Pearson. *Echoes of Yesterday: Summit County Centennial History*. Salt Lake City: Daughters of Utah Pioneers, 1947.

Randall, Deborah Lyn. *Park City, Utah: An Architectural History of Mining Town Housing, 1869 to 1907*. Master of Arts thesis, University of Utah, 1985.

Thompson, George A., and Fraser Buck. *Treasure Mountain Home: Park City Revisited*. Salt Lake City: Dream Garden Press, 1993.

Researcher/Organization: John Ewanowski, CRSA Architecture Date: Nov. 2014

**4 ARCHITECTURAL DESCRIPTION AND INTEGRITY***Building Type and/or Style:* bungalow type, Victorian Eclectic style*No. Stories:* 1*Additions:*  none  minor  major (describe below) *Alterations:*  none  minor  major (describe below)*Number of associated outbuilding and/or structures:*  accessory building(s), # 0;  structure(s), # 0.*General Condition of Exterior Materials:* Good: Well-maintained with no serious problems apparent Fair: Some problems are apparent. *Describe the problems:* Poor: Major problems are apparent and constitute an imminent threat. *Describe the problems:* Uninhabitable/Ruin*Materials:*

Foundation: concrete

Walls: clapboard siding

Roof: wood shingles

Windows/Doors: slider windows (typical) and glazed wood front door with wooden trim.

*Essential Historical Form:*  retains  does not retain*Location:*  original location  moved (date: , original location: )

*Design:* This bungalow is rectangular in plan, with a full width front porch and central entrance. The roof structure has been modified from a hipped type to include a gable on the front (east) elevation, a renovation that occurred after a tax photograph taken in the early 1940s. The front porch is made of wood and contains some Victorian-inspired details. Slider windows have been installed to replace the original windows, which were presumably double-hung type.

*Setting:* Set in Old Town Park City, one block west of historic Main Street. With narrow lots and streets, the neighborhood is relatively dense for single-family zoning. The house is set on a double-wide lot, which is approximately 50'x75'. Many of the surrounding houses are historic.

*Workmanship:* Was constructed of less common materials than surrounding Victorian residences, including clapboard siding, wood roof shingles, and slider windows, although these materials were also used to a small degree in Park City. Drop wood siding, asphalt shingles, and double-hung windows were more common. Some of the wood trim accents on the front façade suggest the Victorian style, but these were added after the 1940s tax photo and are not original.

*Feeling:* Retains historic feel through material usage and details, although the original appearance has been altered somewhat. Bungalows were not as common in Park City as rectangular cabins, T-cabins, and pyramid houses, but that has the feel of a historic sample of that type.

*Association:* The "Mature Mining Era" in Park City, during which the local mines were still producing a large share of the country's silver supply. A decline in silver prices through the 1920s was caused by increased production amidst decreased demand. This drop in prices caught up to Park City mines in the 1930s, which caused a local decline in the industry and an economic downturn, along with the Great Depression. Samuel B. and Alice

Deighton Dunn purchased the property in 1917, immediately taking out an \$800.00 mortgage, suggesting a possible date of construction.<sup>1</sup>

## 5 SIGNIFICANCE

Architect:  not known  known: (source: )

Date of Construction: c. 1917

Builder:  not known  known: (source: )

The site must represent an important part of the history or architecture of the community. A site need only be significant under one of the three areas listed below:

1. Historic Era:

- Settlement and Mining Boom Era (1868-1893)
- Mature Mining Era (1894-1930)
- Mining Decline and Emergence of Recreation Industry (1931-1962)

Description of historic era: By the 1890s, Park City was a *bona fide* mining town, with a railroad station, post office, fire department, and growing school system. While individuals lost and gained jobs based on fluctuating silver prices, the mining industry was relatively stable in Park City through the 1920s. The Great Fire of 1898 proved the strength of the town: while Main Street was almost completely levelled and sustained over \$1,000,000 in damages, most of the buildings were rebuilt by 1900. Unlike other fire ravaged western mining towns, which often went permanently bust over similar blazes, the demand for Park City silver caused a rapid rebuilding of the business district. Park City survived the Spanish Flu Epidemic, World War I, and Prohibition mostly unscathed, boasting over 4,000 residents in the 1930 United States Census.

2. Persons: Thomas and Matilda Stringer (purchased 1899) and Samuel B. and Alice Deighton Dunn (purchased 1917)
3. Architecture: N/A

## 6 PHOTOS

Photographs on the following pages (taken by the researcher, unless noted otherwise):

**Photo No. 1:** Northeast oblique. Camera facing southwest. November 2014.

**Photo No. 2:** East elevation. Camera facing west. November 2014.

**Photo No. 3:** Southeast oblique. Camera facing northwest. November 2014.

**Photo No. 4:** Southeast oblique. Camera facing northwest. Tax photo, c. 1941. (Summit County)

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<sup>1</sup> From title abstracts in the Summit County Recorder's Office, Coalville, UT.

**Photo No. 1:** Northeast oblique. Camera facing southwest. November 2014.



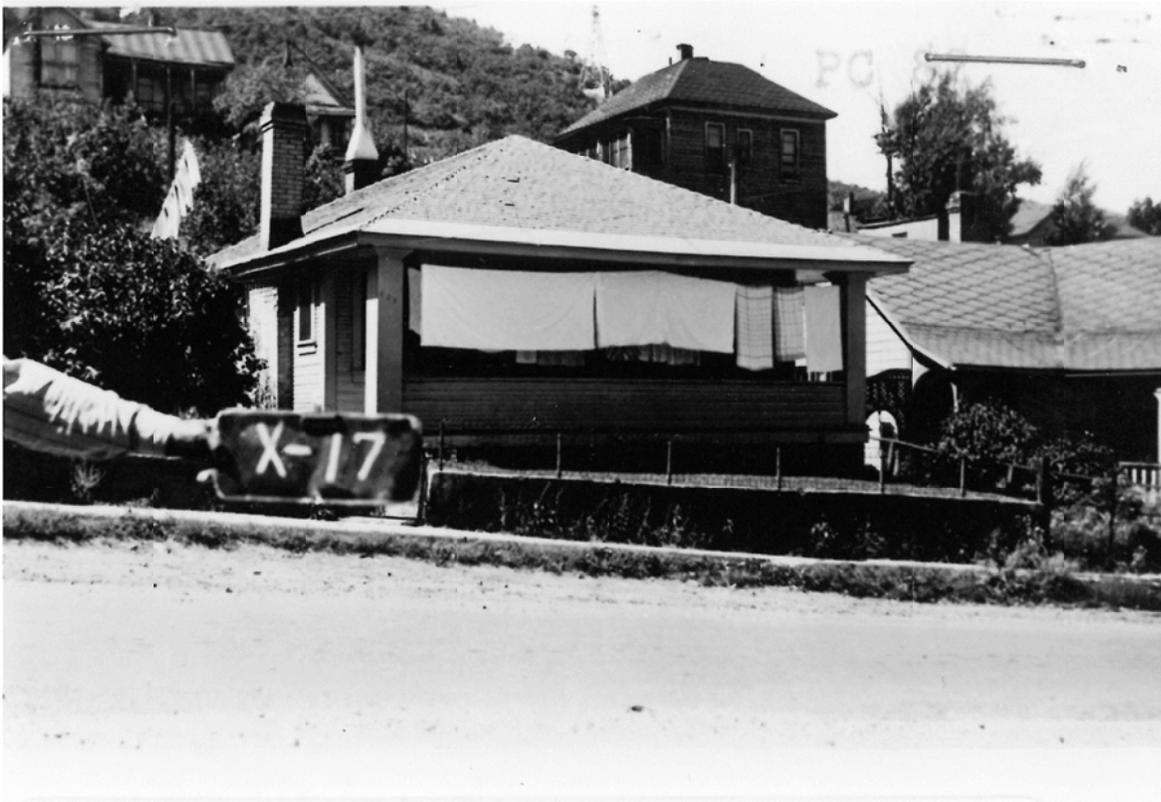
**Photo No. 2:** East elevation. Camera facing west. November 2014.



**Photo No. 3:** Southeast oblique. Camera facing northwest. November 2014.

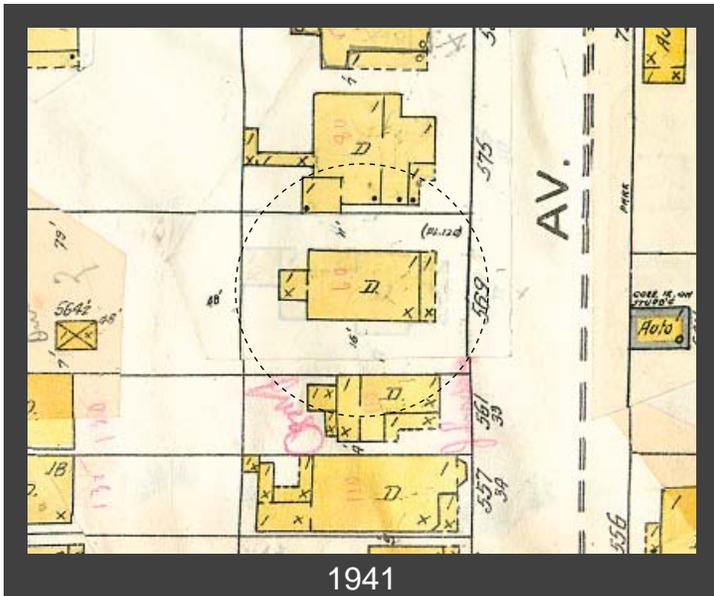
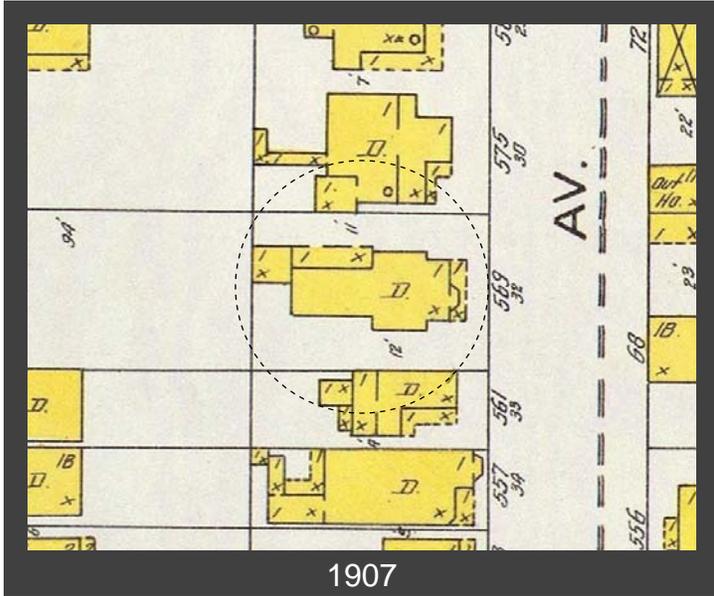
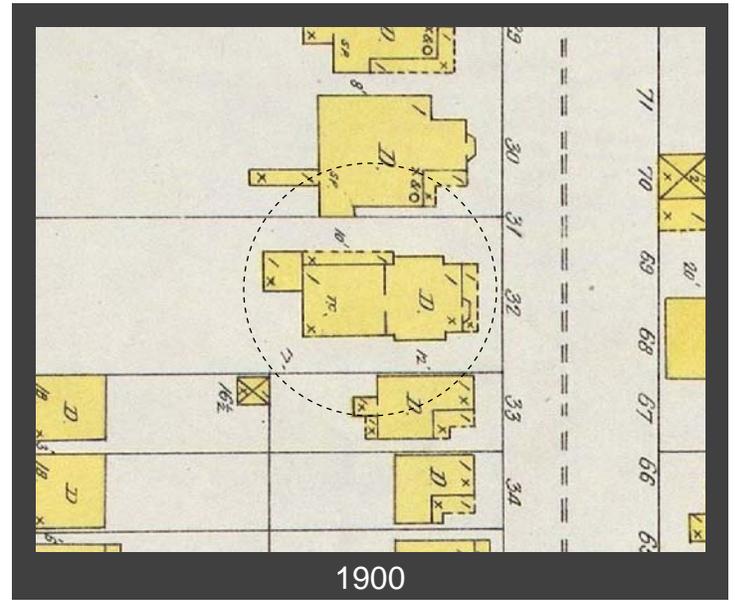
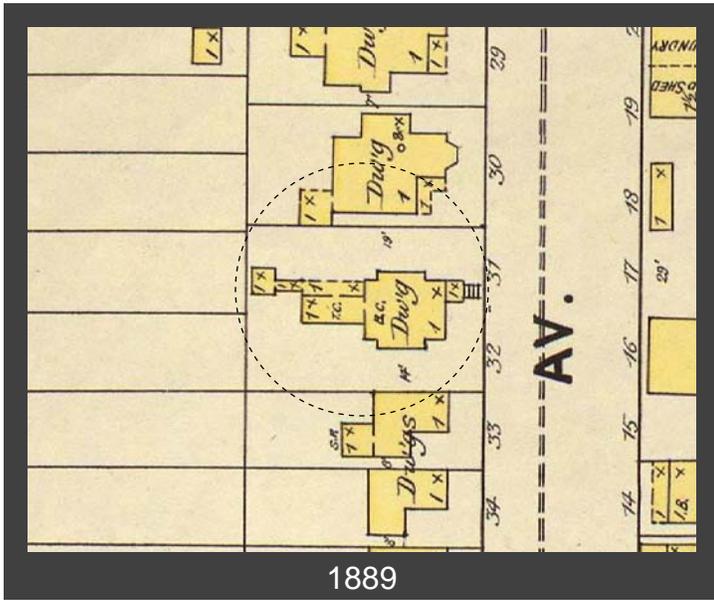


**Photo No. 4:** Southeast oblique. Camera facing northwest. Tax photo, c. 1941. (Summit County)



# 569 Park Avenue

# Sanborn Map History



EVALUATION FOR HISTORIC POTENTIAL FILES

(enter date in blanks)

\_\_\_\_\_ Preliminary evaluation made

\_\_\_\_\_ Encoded

2/27/86

\_\_\_\_\_ Added to county list

\_\_\_\_\_

\_\_\_\_\_ Added to yearly record

**SIGNIFICANCE TYPE:**

- Associated Historic Person
- Associated Historic Event
- Associated Historic Theme
- Sig. Builder/Architect
- Other Reason for Significance

- Significant Style
- Significant Plan/Type
- Significant Construction Type
- Significant Material Type
- Archeology

**ALTERED:**

- None
- Minor

- Major
- Demolished

- Reconstructed
- Excavated

Unknown

**CONDITION:**

- Excellent
- Good

- Fair
- Demolished

- Deteriorated
- Ruins

- Site
- Unknown

**EVALUATION:**

- (A) - Significant
- (B) - Contributory

- Out of Period
- Non-contributory

No Evaluation

COMMENTS

(include any relevant information to explain evaluation)

Evaluator: \_\_\_\_\_

Date: \_\_\_\_\_

# Utah State Historical Society Historic Preservation Research Office Structure/Site Information Form

1  
IDENTIFICATION

Street Address: 569 Park Ave. Plat PC Bl. 5 Lot 17-18  
Name of Structure: T. R. S.  
Present Owner: Donald R. Neil et. al. UTM:  
Owner Address: P.O. Box Park Cityk Utah 84060 Tax #: PC-82

2  
AGE/CONDITION/USE

Original Owner: Construction Date: @1923 Demolition Date:  
Original Use: residential  
Present Use: Occupants:  
 Single-Family  Park  Vacant  
 Multi-Family  Industrial  Religious  
 Public  Agricultural  Other  
 Commercial  
Building Condition: Integrity:  
 Excellent  Site  Unaltered  
 Good  Ruins  Minor Alterations  
 Deteriorated  Major Alterations

3  
STATUS

Preliminary Evaluation: Final Register Status:  
 Significant  National Landmark  District  
 Contributory  National Register  Multi-Resource  
 Not Contributory  State Register  Thematic  
 Intrusion

4  
DOCUMENTATION

Photography: Date of Slides: 11/77 Date of Photographs:  
Views: Front  Side  Rear  Other  Views: Front  Side  Rear  Other   
Research Sources:  
 Abstract of Title  City Directories  LDS Church Archives  
 Plat Records  Biographical Encyclopedias  LDS Genealogical Society  
 Plat Map  Obituary Index  U of U Library  
 Tax Card & Photo  County & City Histories  BYU Library  
 Building Permit  Personal Interviews  USU Library  
 Sewer Permit  Newspapers  SLC Library  
 Sanborn Maps  Utah State Historical Society Library  Other

Bibliographical References (books, articles, records, interviews, old photographs and maps, etc.):  
Summit County Recorder and Assessor Records, Summit County Courthouse, Coalville, Utah.  
Sanborn Map, Park City, Utah, 1907.

Architect/Builder: unknown originally a residential  
 Building Materials: wood Building Type/Style: bungalow.

Description of physical appearance & significant architectural features:  
 (Include additions, alterations, ancillary structures, and landscaping if applicable)

Presently, a one-story frame with a gable roof, and aluminum siding. Tax photos indicate a "major" alteration, since the structure originally appeared as a frame bungalow with hip roof.

Statement of Historical Significance:

- |   |   |  |   |
|---|---|--|---|
| <input type="checkbox"/> Aboriginal Americans | <input type="checkbox"/> Communication          | <input type="checkbox"/> Military        | <input type="checkbox"/> Religion           |
| <input type="checkbox"/> Agriculture          | <input type="checkbox"/> Conservation           | <input type="checkbox"/> Mining          | <input type="checkbox"/> Science            |
| <input type="checkbox"/> Architecture         | <input type="checkbox"/> Education              | <input type="checkbox"/> Minority Groups | <input type="checkbox"/> Socio-Humanitarian |
| <input type="checkbox"/> The Arts             | <input type="checkbox"/> Exploration/Settlement | <input type="checkbox"/> Political       | <input type="checkbox"/> Transportation     |
| <input type="checkbox"/> Commerce             | <input type="checkbox"/> Industry               | <input type="checkbox"/> Recreation      |   |

Names associated with the structure:

1. Thomas M. Stringer.
2. Issac L. Osborne.
3. 1919- mortgaged from Alice E. Deighton to Samuel B. Dunn.
4. 1924, Herman Hethke.

# Utah State Historical Society Historic Preservation Research Office Structure/Site Information Form

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IDENTIFICATION

Street Address: 569 Park Ave. Plat PCSB Bl. 5 Lot 17-18  
Name of Structure: T. R. S.  
Present Owner: Donald R. Neil, et.al. UTM:  
Owner Address: P.O. Box, Park City, Utah 84060 Tax #: PC-82

2  
AGE/CONDITION/USE

Original Owner: Construction Date: @1923 Demolition Date:  
Original Use: residential  
Present Use: Occupants:  
 Single-Family  Park  Vacant  
 Multi-Family  Industrial  Religious  
 Public  Agricultural  Other  
 Commercial  
Building Condition: Integrity:  
 Excellent  Site  Unaltered  
 Good  Ruins  Minor Alterations completely changed  
 Deteriorated  Major Alterations

3  
STATUS

Preliminary Evaluation: Final Register Status:  
 Significant  National Landmark  District  
 Contributory  National Register  Multi-Resource  
 Not Contributory (see description)  State Register  Thematic  
 Intrusion

4  
DOCUMENTATION

Photography: 11/77 Date of Slides: Date of Photographs:  
Views: Front  Side  Rear  Other  Views: Front  Side  Rear  Other   
Research Sources:  
 Abstract of Title  City Directories  LDS Church Archives  
 Plat Records  Biographical Encyclopedias  LDS Genealogical Society  
 Plat Map  Obituary Index  U of U Library  
 Tax Card & Photo  County & City Histories  BYU Library  
 Building Permit  Personal Interviews  USU Library  
 Sewer Permit  Newspapers  SLC Library  
 Sanborn Maps  Utah State Historical Society Library  Other

**Bibliographical References** (books, articles, records, interviews, old photographs and maps, etc.):

Summit County Recorder and Assessor Records, Summit County Courthouse, Coalville, Utah.  
Sanborn Map, Park City, Utah 1907.

Architect/Builder: unknown

Building Materials: wood Building Type/Style: originally a residential

Description of physical appearance & significant architectural features: bungalow.  
(Include additions, alterations, ancillary structures, and landscaping if applicable)

Presently, a one story frame with a gable roof, and aluminum siding. Tax photographs indicate a "major" alteration, since the structure originally appeared as a frame bungalow with a hip roof.

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|---|---|--|---|
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| <input type="checkbox"/> Agriculture          | <input type="checkbox"/> Conservation           | <input type="checkbox"/> Mining          | <input type="checkbox"/> Science            |
| <input type="checkbox"/> Architecture         | <input type="checkbox"/> Education              | <input type="checkbox"/> Minority Groups | <input type="checkbox"/> Socio-Humanitarian |
| <input type="checkbox"/> The Arts             | <input type="checkbox"/> Exploration/Settlement | <input type="checkbox"/> Political       | <input type="checkbox"/> Transportation     |
| <input type="checkbox"/> Commerce             | <input type="checkbox"/> Industry               | <input type="checkbox"/> Recreation      |   |

Names associated with the structure:

1. Thomas M. Stringer.
2. Issac L. Osborne.
3. 1919-mortgaged from Alice E. Deighton to Samuel B. Dunn.
4. 1924, Herman Hethke.



**MANAGER'S REPORT – 8/6/2015**

---

**Submitted by:** Craig Sanchez  
**Subject:** 2015 Monthly Construction Update

**Respectfully:**

Craig Sanchez,

## **Main Street Streetscape**

### **August - September**

- Work completed on the west side – 4<sup>th</sup> to 5<sup>th</sup> St.
- 3 of 4 crosswalks completed at Swede Alley and 5<sup>th</sup> St. The final crosswalk will be constructed in the fall
- Main St. – finished first section on the east side 4<sup>th</sup> St. moving south to Wasatch Brew Pub. Off of Main July 28th, will resume work Monday, August 10<sup>th</sup>. Construct smaller sections during August and September.

For further information contact Craig Sanchez [csanchez@parkcity.org](mailto:csanchez@parkcity.org) 435-615-5206

## **Water Projects**

### **Judge Pipeline Project –**

- Judge Pipeline – Finishing up pipeline on 9<sup>th</sup> Street between Norfolk and Lowell, paving should be completed the first week of August. There should be minimal traffic impacts at this time.
- Finish up section Quittin Time to King Road, impacts on south Sweeney trail
- Mid- August move to complete the line between Woodside Tank and Daly pump station. This will be the last pipeline section.

For further information please contact Craig Sanchez at [csanchez@parkcity.org](mailto:csanchez@parkcity.org) or 435-615-5206

## **Park Avenue Pathway**

- There will be lane closures on SR 224 – Park Avenue, western most lane during construction hours
- Utility work continues along SR 224
- An 8-10' pathway, separated from the roadway, by a landscaped area, will be constructed along the entire west side of Park Avenue.
- A similar pathway, separated at various locations, will be constructed from the Christian Center to The Fresh Market on the east side of Park Avenue.
- Completion of the project is scheduled by November 15<sup>th</sup>, 2015.

For further information contact Heinrich Deters [hdeters@parkcity.org](mailto:hdeters@parkcity.org) 435-615-5205

## **Deer Valley Drive Phase 2 Project**

Park City has allocated funds for the walkability and creating place project on Deer Valley Drive or the Deer Valley Drive Phase 2 Project. The area included within the Deer Valley Drive Phase 2 project includes the Deer Valley Drive corridor from the existing round-about east to the Snow Park Lodge, including the Deer Valley Drive loop.

- Crews will be placing the new concrete curb and gutter on the south side of Deer Valley Drive from 'Y' to Royal Street beginning on Monday, July 27th. The sidewalk in this area will follow the placement of the curb and gutter.

- Installation of electrical/fiber boxes and bases from Rossi Hill to Deer Valley Loop
- Installation of the new curb near Snow Park Lodge,
- Repairs to the rock wall on Bridge near the intersection of Deer Valley Drive and Deer Valley Drive North

For further information please contact Kim Clark [Kim@v-i-a-consulting.com](mailto:Kim@v-i-a-consulting.com) or 801-860-7354

### **McHenry Avenue Project**

Park City Municipal Corporation has been working on the street and utility improvements for McHenry Avenue.

- On Monday, July 27 surveyors will be placing a string line to mark where the curb will be placed – this will allow crews to build up the road under the curb on Tuesday. It is anticipated that crews will plan on placing the curb on Wednesday July 29. Miller will be placing some curb with a machine and placing other areas by hand. The narrow road is limiting with some of the equipment.
- Asphalt paving will follow the placement of the curb. Construction is scheduled to be complete in August 2015.

For further information please contact Kim Clark [Kim@v-i-a-consulting.com](mailto:Kim@v-i-a-consulting.com) or 801-860-7354

### **Street Projects –**

- Overlay projects have been completed, areas include: Aspen Springs Dr., Meadows Dr., Park Ave, Chambers Ave, Deer Valley Dr., and Royal St.
- Slurry seal projects have also been completed, sections of streets on: Monarch Dr., Ina Ave, Sunrise Circle, High St., Webster Dr., Aerie Dr., Oak Wood Dr., Waterloo Ct., Victoria Circle, Three Kings Ct., Walker Ct., Paddington Dr., and Golden Way.

For further information please contact Troy Dayley [troy@parkcity.org](mailto:troy@parkcity.org) 435-615-5637

### **SR 224 – Marsac Avenue**

- UDOT mill and overlay of SR 224 from Marsac roundabout to seasonal gate above Montage. August 10<sup>th</sup> start.
- Plan for one way traffic within the work zone
- Hard closure for 5 days from Hillside Ave to Ontario Mine for paving. Use Royal St. during this time period.
- Project completion in 45 days.

For further information please contact Brooks Robinson [brooks@parkcity.org](mailto:brooks@parkcity.org) 435-615-5309

### **Private Construction Projects**

692 and 632 Main (Silver Queen)

- 692 – Work is continuing at this location

- 632 – Plans submitted and approved for the ground floor space, designed to house a restaurant. Residential units are nearing completion

333 Main – completion August 2015

- Completing interior finish work
- Tunnel from Swede Alley has been completed

820 Park Ave – Completion November 2015

- Continuing exterior and interior work
- Expected completion – November 2015

205 Main Street – Completion Spring 2016

- Foundation complete, working on post tension slab.

825 Main – completion late August

- Replacing deck at Town Lift Plaza

PCMR – Snowhut/Lift construction – Start date 5/14

- Traffic impacts to the Old Town area primarily Swede Alley, Upper Main St., King Rd
- Completion mid-November

Marriott – 780 Main St. – Completion June 26<sup>th</sup>

- Removal and replacement of current internal walkways has been completed

For further information please contact Craig Sanchez [csanchez@parkcity.org](mailto:csanchez@parkcity.org) 435-615-5206



**MANAGER'S REPORT – 8/6/2015**

---

**Submitted by:** Tommy Youngblood  
**Subject:** 2015 Fourth of July Event Update

**Respectfully:**

Tommy Youngblood, Events Coordinator

## 4th of July Managers' Report

Staff would like to update the City Council on steps taken to improve operations of the 4<sup>th</sup> of July Celebration.

This year's celebration drew the largest crowds the city has ever seen, estimated at 35,000 – 40,000 people throughout the day. The declining membership of the Park City Ambassadors meant that a bulk of the planning for which the PC Ambassadors had been responsible fell to Bob Kollar (Park City Chamber & Park City Municipal) and the PCMC Special Events Team. PCMC received a MFL application submitted by the Chamber for the Parade (from the top of Main Street to City Park), Celebration in the Park (including live music, beer garden, and food vendors at South City Park, organized kids' activities in the outfield of the softball diamond, and Fireworks Display at Park City Mountain Resort. A second MFL was issued to the Park City Rugby Club to host rugby games, a beer garden and food vendors on the North City Park Fields area. An MFL for Deer Valley Music Festival and a Special Events License for Park City Recreation's Volleyball Tournament were also issued.

A post-event debrief meeting with all of the stakeholders of the 4<sup>th</sup> of July Celebration is being scheduled to discuss the 2015 Celebration and what can be improved for future Celebrations. We have received preliminary feedback from Public Safety related to concerns with overall crowd size thresholds and ability to ensure adequate safety levels. Options range from minor adjustments to major changes and will focus on impacts caused by traffic, parking, security, and costs associated with hosting the event. Regular updates will be provided as these discussions continue. In addition, the HPCA is working on plans to activate portions of Main Street after the parade in an effort to encourage parade spectators to remain on Main Street rather than funnel down to City Park. Lastly, Park City Municipal and Chamber staff cannot be responsible for planning and managing the parade, as these staff members have alternative and additional duties related to this event – staff does not think it appropriate for the same team to host and regulate the event.

Staff wants to ensure that the Celebration remains attractive to all segments of our community and represents Park City in the best light. Most importantly we want to ensure a safe event for all our residents and guests. Most visitors perceive the 4th of July in Park City as a City-sponsored event from pancake breakfast to fireworks.

Below are some numbers and costs from the day:

1. All Parking lots were full by 10am
2. Transit Total bus ridership: 13,025 ( 2,981 person increase over 2014)
3. Transit Department: \$ 9600 for 64 hours of additional bus service
4. Estimated Parade Attendance : 30,000 plus
5. Police Department: \$39,600 240 hours of staff time and equipment
6. Building Department: \$ 400.50 for 22 hours of Staff time
7. Parks Department : \$ 3625 for 105 hours of Staff time and equipment
8. Streets Department: \$7000 for 63 hours of Staff time and equipment
9. Special Event Dept. : 120 Hours



**DATE: August 6, 2015**

**TO HONORABLE MAYOR AND COUNCIL**

**Respectfully:**

Matt Dias, Asst City Manager



## City Council Staff Report

**Subject:** Victoria Kochanek v. PCMC – Personal Injury Litigation  
**Author:** Tricia S. Lake, Assistant City Attorney/Prosecutor  
**Department:** City Attorney’s Office  
**Date:** August 6, 2015  
**Type of Item:** Litigation

### Summary Recommendations:

Staff recommends approving the settlement agreement in the amount of \$29,800.00.

### Topic/Description:

Approval of a settlement agreement in the amount of \$29,800.00.

### Background:

This case involves an auto accident at the intersection of Bonanza Drive and Kearns Blvd. On August 8, 2013, Plaintiff was stopped at the intersection waiting for traffic to clear before turning right onto Kearns Blvd. Plaintiff was driving a Subaru Legacy. A Park City Water Department employee was travelling in the same lane also turning right onto Kearns Blvd. The Park City employee was looking left waiting for traffic to clear, started his turn, and failed to see that Plaintiff was still stopped in the turn lane. The Park City employee attempted to stop his vehicle but was not able to do so and collided with the rear of Plaintiff’s vehicle in violation of UCA § 41-6a-711, Following Too Close. The Park City employee was driving a Dodge Pickup Truck pulling a large utility trailer.

Plaintiff claims that due to the Park City employee’s negligence, she suffered personal injury and property damage. Plaintiff seeks special medical and economic damages totaling \$12,927.22. Plaintiff also seeks damages for future medical costs and lost wages for a total of \$2,502.50. Finally, Plaintiff seeks general damages estimated in the amount of \$42,570.28. General damages are compensatory damages for injuries known as the loss of enjoyment of life. These injuries are characterized by their interference with the Plaintiff’s ability to lead what would have been a normal lifestyle but for her injury.

On April 24, 2014, Plaintiff filed a Notice of Claim, with a settlement demand in the amount of \$58,000.00. On June 30, 2014, Plaintiff filed a Complaint in the Third District Court alleging negligence against Park City. The parties have reached a settlement in the amount of \$29,800.00 subject to City Council approval.

### Analysis:

Under the Governmental Immunity Act of Utah (GIAU) immunity from suit is waived by governmental entities as to any injury proximately caused by a negligent act or omission of an employee committed within the scope of employment.

For a plaintiff to prevail on a claim of negligence, the plaintiff must establish: 1) that the defendant owed the plaintiff a duty; 2) that the defendant breached that duty; 3) that the breach of duty was the proximate cause of the plaintiff's injury; and 4) that the plaintiff in fact suffered injuries or damages.

In the present case, it was determined that a Park City employee collided with the rear of Plaintiff's vehicle and that this was the proximate cause of Plaintiff's injuries. As such, Park City's exposure to liability is high.

**Department Review:**

The City Attorney's Office and the City Manager have reviewed this proposed settlement.

**Alternatives:**

**A. Approve:**

Approve the settlement agreement in the amount of \$29,800.00.

**B. Deny:**

If the settlement agreement is not approved, this matter will proceed to trial wherein Park City is looking at an estimated exposure of \$58,000.00.

**Significant Impacts:**

Approving the settlement agreement would have the effect of resolving this litigation.

**Funding Source:**

Settlement funds would be drawn from Park City's Risk Management Fund.

**Consequences of not taking the recommended action:**

If the settlement agreement is not approved, this matter will proceed to trial wherein Park City is looking at an estimated exposure of \$58,000.00.

**Recommendation:**

Staff recommends approving the settlement agreement in the amount of \$29,800.00.



**DATE: August 6, 2015**

**TO HONORABLE MAYOR AND COUNCIL**

Beck Construction and Excavation was contracted by the City for construction of the Deer Valley Drive Phase 2 Project as designed by Ward Engineering. They were given a Notice to Proceed to start work on April 29, 2015.

The major constructed elements of this project are the installation of eight foot wide sidewalks extending from Deer Valley Drive North to Snow Park, continuation of pedestrian lights extending from Sunnyside to Snow Park and installation of bus pull-outs, one in front of the Greyhawk condominiums and one in front of the Fox Glove condominiums. Deer Valley Resort will also be participating in this contract and will be paying for the entry monument located near the intersection of Deer Valley Drive and Deer Valley Drive North, replacement of their overhead lights in their Snow Park parking area and replacement of their overhead lights in the Deer Valley Plaza parking area.

When this project was designed a year ago and then bid in March of 2015, the contract called for the installation of pedestrian lights exactly like the pedestrian lights installed as part of the Deer Valley Drive Phase 1 project. Two issues arose:

1. The light fixtures used on the first phase of the project have been discontinued by the manufacturer. The decision was made to change the light fixture to the one being used along the north side of Iron Horse Drive,
2. The original design called for the use of HPS lights.

To stay consistent with Council direction, all pedestrian lights for this phase of the project are proposed to be LED lights.

**Respectfully:**

Matthew Cassel, City Engineer



## City Council Staff Report

**Subject:** Contract Change Order No. 2 to  
Construction Agreement for the  
Deer Valley Drive Phase 2 Project

**Author:** Matthew Cassel, P.E., City Engineer

**Department:** Engineering

**Date:** August 6, 2015

**Type of Item:** Administrative

### Summary Recommendations:

Staff recommends City Council authorize the City Manager to execute Contract Change Order No. 2 to Construction Agreement with Beck Construction and Excavation in a form approved by the City Attorney for additional construction services related to the construction of Phase 2 for Deer Valley Drive in an amount up to \$106,145.

### Executive Summary:

Beck Construction and Excavation was contracted by the City for construction of the Deer Valley Drive Phase 2 Project as designed by Ward Engineering. They were given a Notice to Proceed to start work on April 29, 2015.

The major elements of this project are the installation of eight foot wide sidewalks extending from Deer Valley Drive North to Snow Park, continuation of pedestrian lights extending from Sunnyside to Snow Park and installation of bus pull-outs, one in front of the Greyhawk condominiums and one in front of the Fox Glove condominiums. Deer Valley Resort will also be participating in this contract and will be paying for the entry monument located near the intersection of Deer Valley Drive and Deer Valley Drive North, (pending Council approval) replacement of their overhead lights in their Snow Park parking area and replacement of their overhead lights in the Deer Valley Plaza parking area.

When this project was designed a year ago and then bid in March of 2015, the contract called for the installation of pedestrian lights exactly like the pedestrian lights installed as part of the Deer Valley Drive Phase 1 project. Two issues arose:

- The light fixtures used on the first phase of the project have been discontinued by the manufacturer. The decision was made to change the light fixture to the one being used along the north side of Iron Horse Drive,
- The original design called for the use of HPS lights. To stay consistent with Council goals, all pedestrian lights for this phase of the project are proposed to be converted to LED lights.

### Acronyms

RELS – Request for Elevated Level of Service

UDOT – Utah Department of Transportation

RMP – Rocky Mountain Power  
ROW – Right-of-Way  
HPS – High Pressure Sodium  
LED – Light Emitting Diode

**Background:**

Through the Small Urban Fund program, Park City was granted \$1,000,000 to be used for infrastructure improvements to Deer Valley Drive. This work, designated as Deer Valley Drive, Phase 1, was completed in the fall of 2013. There were numerous other elements that staff would have liked to be included in this project, but funding was not available. Additionally, changing or expanding project scope when federal money is involved is not well received by UDOT or the federal government. Council approved \$950,000 during the FY 14 budget process for a second phase to this project to address these improvements, which help to beautify the corridor and address numerous improvements requested from a 2004 request for elevated level of service (RELS) process from the neighborhood.

The Deer Valley Drive Phase 1 project included repair and lining of the existing collapsed storm drain, replacement of sections of the gas line (work and design performed by Questar Gas), replacement of the existing distribution water line, pedestrian modifications at the round-about, left turn lane at the intersection of Deer Valley Drive and Deer Valley Drive North, bus pullouts, speed limit feedback signs, pedestrian lighting and sidewalks from the round-about to the intersection of Deer Valley Drive and Sunnyside Drive, updated signage and road resurfacing.

This Deer Valley Drive Phase 2 project includes the following elements:

- Additional pedestrian lighting (from Sunnyside to Snow Park Lodge);
- Consistent sidewalks throughout the corridor;
- Crosswalks,
- Cleaning of the creek,
- Minor landscaping improvements along the corridor,
- Entry feature near the intersection of Deer Valley Drive and Deer Valley Drive north,
- Bridge façade restoration,
- Fiber optic conduit from Sunnyside to Snow Park,
- Addition of bus pullouts at Greyhawk and Foxglove condominiums, and
- Removal of the electrical box at the split

Deer Valley is one of the two major economic generators in Park City and should be seen as a partner. Adding elements to strengthen their entry statement and sense of arrival, providing safe, lighted pedestrian connectivity to Snow Park Lodge and further transit amenities should enhance the experience of their guest and minimize vehicular impacts. This project will help to beautify this corridor along with creating an entry statement as visitors drive toward Deer Valley Resort.

This project originally went out to bid in the spring of 2014 with bids received on June 24, 2014. Staff received only one bid and that was from COP Construction. Their bid was \$1,386,190, which was \$425,421 over the engineer's estimate of \$960,769. After careful review, staffs elected to reject the bid based on the discrepancy, re-format the bid-schedule and re-bid the project during the prime bidding period, which occurs between January and April.

This Deer Valley Drive Phase 2 project went out to bid again this past winter with bids being received on March 12, 2015. City Council awarded the contract to Beck Construction on April 16, 2015 in the amount of \$860,455. The contractor has been working since the middle of May.

**Analysis:**

Previous to this Contract Change Order No. 2, Contract Change Order No. 1 was executed in July 2015. The total cost of Contract Change Order No. 1 is \$62,288, which is 7.0% of the construction contract amount. Per Park City purchasing policy, once change orders exceed 10% of the original contract amount (10% of \$860,455 is \$86,045) must be approved by City Council. Contract Change Order No. 2 exceeds the 10% change order threshold.

The cost for Contract Change Order No. 2 is \$106,145 and includes the following items:

- Replacement of the existing pedestrian light fixtures (8 total) installed as part of Deer Valley Drive Phase 1. The light fixtures installed will match the proposed fixtures to be installed along the rest of the path along Deer Valley Drive and will be LED. Since the fixture removed is no longer being manufactured but is Park City's standard for path lighting, Public Utilities will take the removed fixtures and use them for spare parts for any path lighting that is damaged or is in need of replacement. The cost for this item is \$19,120. Public Utilities will cover the cost for the replacement of these light fixtures.
- Substitution of the five (5) light fixtures along Deer Valley Drive East with a dual head LED fixture. The reason for the dual head is to get closer to the current lighting being provided by the existing shoe box style lights. As bright as the LED lights are, they do not emit the same amount of lumens as the shoe box style lights. The cost for this item is \$19,920. This item will be paid from the contingency money for this project,
- Substitution of the remaining 21 light fixtures proposed along the new path being installed along Deer Valley Drive. The lights will also be LED. The cost for this item is \$22,235. This item will be paid from the contingency money for the project,
- Replace the existing buried power to the lights along Deer Valley Drive East. As preparation was being made to install curb and gutter and new sidewalk, it was found that the cables providing power to these lights was direct bury (no conduits, shallow, deteriorated and in need of replacement. The cable was installed in a new conduit and reconnected to its original power source. The cost for this item is \$14,900. This item will be paid from the contingency money for the project, and

- Replacement of the three lights along Deer Valley Resorts bus stop. So all the lights along the corridor will be similar in style, the existing three lights at the bus stop will be removed and replaced with a new LED light. The style of the light was chosen by Deer Valley Resort. The cost of this item is \$29,970. Deer Valley Resort is paying for this item.

Working with the Budget Department, the City funds proposed to be used to cover the cost from Contract Change Order No. 2 are as follows:

• Public Utilities operation budget	\$19,120
• Contingency budget for the project	<u>\$57,055</u>
City Funds Required	\$76,175
• Deer Valley Resort	<u>\$29,970</u>
Total for Contract Change Order No. 2	\$106,145

Previous to Contract Change Order No. 2 is Contract Change Order No. 1, which was executed on July 28, 2015. The total cost of Contract Change Order No. 1 is \$62,288. The items included in Contract Change Order No. 1 are as follows:

- Pipe the ditch along Deer Valley Drive east. It was found that the existing corridor width was going to be too narrow for the widened sidewalk, moving of the pedestrian lights to the backside of the walkway and keeping the existing ditch functional. The solution was to pipe the ditch so the sidewalk and pedestrian lights could be constructed right next to the drainage. The cost of this item is \$46,140 and is being paid from the storm water fund,
- Repair Bridge Deck by constructing grade beams across the fiber optic conduit trench. This repair was necessitated when the contractor accidentally cut through the bridge deck to install the fiber optic conduit. The existence of the bridge deck was not known prior to the project. The cost of this item is \$7,500 and is being paid with the project contingency fund,
- Repair of the existing 6" storm drain. During construction of the sidewalk, a 6 inch storm drain was found just on the edge of construction. The contractor was able to work around the drain and repair damaged sections of the drain. The cost of this item is \$2,625 and is being paid from the storm water fund,
- Adjust existing junction box to grade. When the transformer located to the west of the intersection of Deer Valley Drive and Deer Valley Drive north was removed last summer, a deteriorated junction box was left in place. No one would take ownership of the box or the wiring in the box. The decision was made to replace the box and adjust its grade so it would be flush with the proposed sidewalk. The cost of this item is \$720 and is being paid with project contingency funds,
- Saw cut and repair drive entrances. These cuts were required for the power conduit as the trench crossed the parking lot entrances to Deer Valley Resort. The cost of this item is \$3,750 and is being paid from the project contingency fund,
- Install meter box and meter for irrigation in two islands. The contract package did not provide a water meter box for the irrigation system located on the

medians as you approach Deer Valley Resort. The cost of this item is \$6,800 and is being paid with project contingency funds,

- Remove and replace existing deteriorated storm inlet boxes. Two inlet boxes were found to be deteriorated and in need of replacement. The cost of this item is \$11,750 and is being paid with project contingency funds,
- Increase height of pole foundation along Deer Valley Drive East – the poles along Deer Valley Drive east were designed to be installed six (6) inches above grade. The request was made to increase the pedestals to 30 inches so the sidewalk plows would not damage the pedestrian light poles. The cost of this item is \$625 and is being paid with project contingency funds,
- Eliminate the bus stop benches. With so many other issues on the project, our team has not even started to look for the logs for the benches. More than half way through the summer construction season, it does not appear to be feasible in getting this item completed. The credit to the project contingency fund for eliminating this item is \$10,275, and
- Reduction in landscaping scope. As the project progresses, the areas to be restored with landscaping have changed. For instance, because of the Round-about subdivision, the landscaping at the bus stop near the intersection of Deer Valley Drive and Deer Valley Loop (west entrance) needed to be eliminated. The credit to the project contingency fund for the changes to the landscaping scope is \$7,347.

Working with the Budget Department, the funds used to cover the cost from Contract Change Order No. 1 are as follows:

- |                                       |                |
|---------------------------------------|----------------|
| • Storm Water CIP Budget              | \$60,515       |
| • Contingency budget for the project  | <u>\$1,773</u> |
| Total for Contract Change Order No. 1 | \$62,288       |

The status of the City portion of the projects total budget with Contract Change Orders No. 1 and No. 2 is as follows:

CIP Funds approved by Council	\$950,000
Transit Funds	<u>\$ 13,355</u>
Total Project Budget	\$963,355

**ADD TO BUDGET:**

Contingency Budget approved by Council as part of the FY2016 Budget	\$ 60,000
Public Utilities Funds	\$ 19,120
Storm Water Funds	<u>\$ 60,515</u>
Total Available Project Budget	\$1,102,990

**LESS:**

Consultant Design & Construction Management Contract	\$147,963.50
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Utility relocate and other project costs	<u>\$ 28,057.55</u>
Project Funds Available	<u>\$926,968.95</u>

**LESS:**

Base Bid	\$736,510
Alternatives Added	
Bridge Restoration	\$ 8,625
Crosswalks	\$ 13,200
Greyhawk Stair Railing	\$ 1,285
Landscape Area 1	<u>\$ 12,850</u>
Bid Subtotal	<u>\$772,247</u>

**LESS:**

Funding of Art at 1% of construction costs	\$ 7,725
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**LESS:**

Change Order No. 1	\$ 62,288
Change Order No. 2 (Does not include Deer Valley Resorts portion of the change order)	<u>\$ 76,175</u>

Project Contingency Budget Remaining (City Budget Only)	<b>\$ 8,533.95</b>
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On a side note, staff will be coming back to Council in the fall to further discuss and receive direction on overall street/pedestrian lighting in Park City. Staff recognizes that this project is increasing lights along the Deer Valley Drive corridor and that a comprehensive look at a balanced lighting approach for the City will be the goal when coming back to Council.

**Department Review:**

This report has been reviewed by City Manager, Sustainability, Budget, Public Utilities and Legal. All issues have been resolved.

**Alternatives:**

**A. Approve the Request:**

This is the staff's recommendation.

**B. Deny the Request:**

Without approval, the lights along Deer Valley Drive would not be a mixture of fixtures and Bonanza Drive reconstruction project last remaining elements could not be completed. Without completing the ramps and retaining walls for the ramps, the Bonanza Drive pedestrian tunnel will not be useable.

**C. Continue the Item:**

If the Council needs more information the item can be continued, but this could delay the ability to get the lights ordered, delivered and installed by the end of our construction season.

**D. Do Nothing:**

This option would have the same result as denying the request.

**Significant Impacts:**

	<b>World Class Multi-Seasonal Resort Destination (Economic Impact)</b>	<b>Preserving &amp; Enhancing the Natural Environment (Environmental Impact)</b>	<b>An Inclusive Community of Diverse Economic &amp; Cultural Opportunities (Social Equity Impact)</b>	<b>Responsive, Cutting-Edge &amp; Effective Government</b>
Which Desired Outcomes might the Recommended Action Impact?	+ Accessible and world-class recreational facilities, parks and programs + Accessibility during peak seasonal times + Safe community that is walkable and bike-able			+ Well-maintained assets and infrastructure
Assessment of Overall Impact on Council Priority (Quality of Life Impact)	Very Positive 	Neutral 	Neutral 	Positive 
<b>Comments:</b>				

The construction of Deer Valley Drive Phase 2 has been a slight impact to the adjacent homeowners and businesses and has caused some short access issues for the area and Deer Valley Resort. These impacts have been addressed through the use of area meetings and electronic and social media updates throughout the project.

**Consequences of not taking the recommended action:**

By not approving this Contract Change Order No. 2, the pedestrian lighting for this project will a mixture of different fixtures and a mixture of light types (LED and HPS). If HPS is installed, we would not be meeting Council’s goals for LED lights.

**Recommendation:**

Staff recommends City Council authorize the City Manager to execute Contract Change Order No. 2 to Construction Agreement with Beck Construction and Excavation in a form approved by the City Attorney for additional construction services related to the construction of Phase 2 for Deer Valley Drive in an amount up to \$106,145.

Exhibit - Change Order No. 2 with Beck Construction and Excavation Pedestrian Lights Exhibit



# Change Order

## No. 002

Date of Issuance: July 28, 2015

Effective Date: July 28, 2015

Project: Deer Valley Drive Phase 2	Owner: Park City Municipal Corporation	Owner's Contract No.:
Contract:		Date of Contract:
Contractor: Beck Construction and Excavation, Inc.		Engineer's Project No.: 2420-PCITY003

**The Contract Documents are modified as follows upon execution of this Change Order:**

Description:

**Bid Schedule A: (add the following)**

**Item No. 1.** Remove and replace phase 1 lights

**Item No. 2.** Substitute OA light fixtures

**Item No. 3.** Substitute OA light fixtures to doubles and OB light fixture to single head

**Item No. 4.** Replace existing power feed along DVD East

**Item No. 5.** Deer Valley Resort light replacements

**Attachments (list documents supporting change):**

Contractor Shall Fill Out the Attached Change Order 002 – Schedule of Values & Corresponding Contract Amounts

Sheet LT-13, Deer Valley Parking lot lights

**CHANGE IN CONTRACT PRICE:**

**CHANGE IN CONTRACT TIMES:**

Original Contract Price:

\$ ...**853,295.00**...

[Increase] [Decrease] from previously approved Change Orders No. N/A to No. N/A:

\$ ..**62,288.00**..

Contract Price prior to this Change Order:

\$ ...**915,583.00**...

[Increase] [Decrease] of this Change Order:

\$ ...**106,145.00**...

Original Contract Times:  Working days  Calendar days

Substantial completion (days or date): \_\_\_\_\_

Ready for final payment (days or date): \_\_\_\_\_

[Increase] [Decrease] from previously approved Change Orders No. N/A to No. N/A:

Substantial completion (days): \_\_\_\_\_

Ready for final payment (days): \_\_\_\_\_

Contract Times prior to this Change Order:

Substantial completion (days or date): \_\_\_\_\_

Ready for final payment (days or date): \_\_\_\_\_

[Increase] [Decrease] of this Change Order:

Substantial completion (days or date): \_\_\_\_\_

Ready for final payment (days or date): \_\_\_\_\_

Contract Price incorporating this Change Order:

\$ ....1,021,728.00...

Contract Times with all approved Change Orders:

Substantial completion (days or date): \_\_\_\_\_

Ready for final payment (days or date): \_\_\_\_\_

RECOMMENDED:

By: \_\_\_\_\_

Engineer

Date: \_\_\_\_\_

ACCEPTED:

By: \_\_\_\_\_

Owner

Date: \_\_\_\_\_

ACCEPTED:

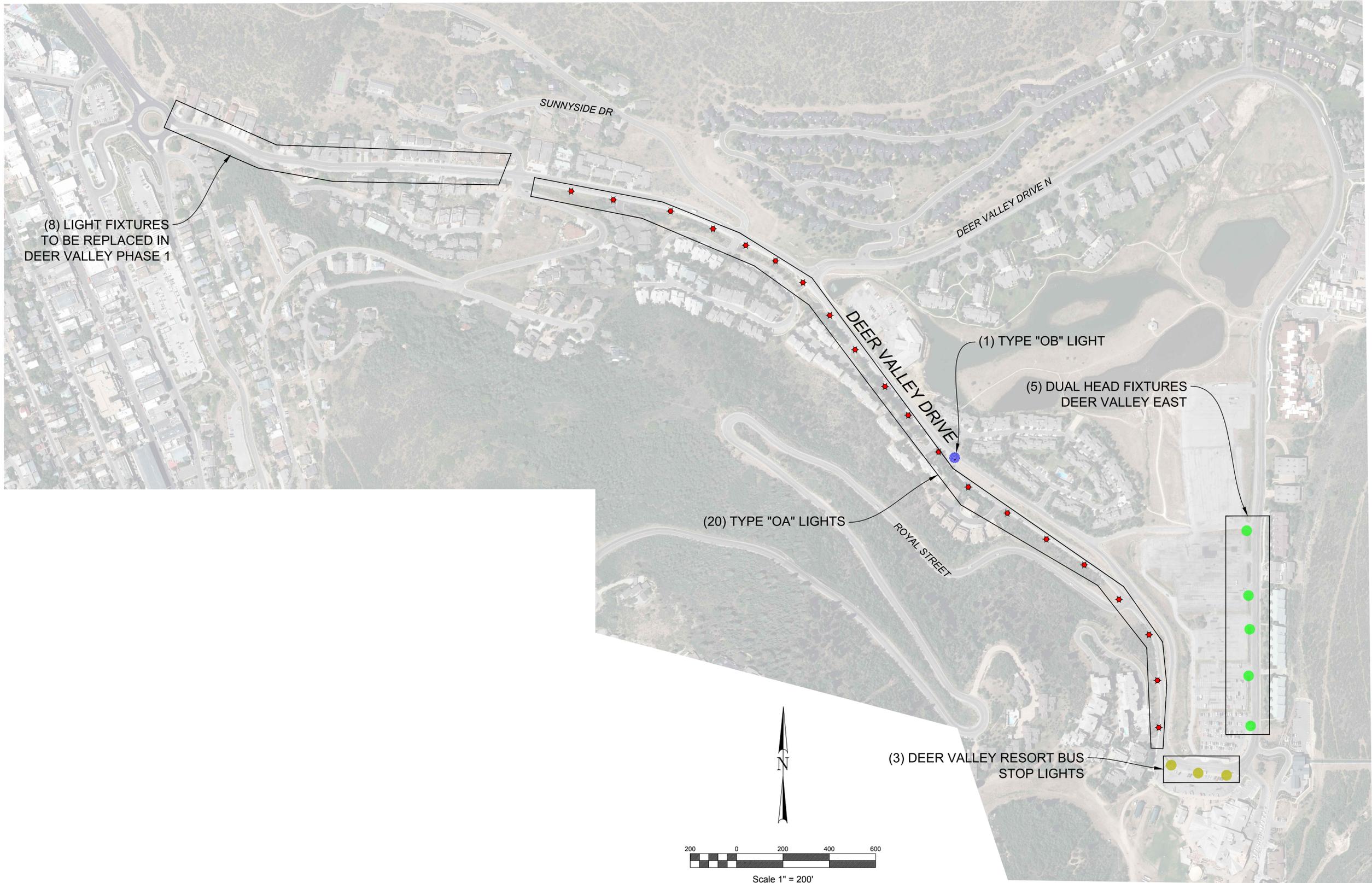
By: \_\_\_\_\_

Contractor

Date: \_\_\_\_\_

**DEER VALLEY DRIVE PHASE 2 CONSTRUCTION PROJECT**  
**Change Order 002 – Schedule of Values & Corresponding Contract Amounts**

<u>Item No.</u>	<u>Description</u>	<u>Unit</u>	<u>Estimated Quantity</u>	<u>Bid Unit Price</u>	<u>Bid Price</u>
1	Remove and replace phase 1 lights	EACH	8	\$2,390.00	\$19,120.00
2	Substitute OA light fixtures	EACH	20	\$1,062.00	\$21,240.00
3	Substitute OA light fixtures to doubles and OB light fixture to single head	LS	1	\$20,915.00	\$20,915.00
4	Replace existing power feed along DVD East	LS	1	\$14,900.00	\$14,900.00
5	Deer Valley Resort light replacements	EACH	3	\$9,990.00	\$29,970.00
				<b>Total</b>	<b>\$106,145.00</b>
<b>BID SCHEDULE A [Increase] [Decrease]</b>					



**DEER VALLEY DRIVE PHASE 2  
IMPROVEMENTS  
PARK CITY, UT  
DEER VALLEY PH 2 IMPROVEMENTS**

231 West 800 South Suite A Salt Lake City, Utah 84101  
**Ward Engineering Group**  
 Planning Engineering Surveying  
 PH: 801-487-8040 FX: 801-487-6688

CLIENT: **PARK CITY**  
 DWG: **PC003**  
 JOB No: **PC003**  
DRAWING IS REDUCED IF FILED  
 WITHOUT SCALE AND DIMENSIONS AND NOTES ARE PRECEDENT

DRAWN BY: **RN**  
 DESIGN BY: **JEW**  
 CHECKED BY: **BHT**  
 DATE: **06/22/2015**

NO.	DATE	DESCRIPTION
1	12-15-15	ADDITIONAL
2	3-05-16	ADDITIONAL
3	6-22-16	C.O. 3
4	6-22-15	C.O. 4

SHEET



**DATE: August 6, 2015**

**TO HONORABLE MAYOR AND COUNCIL**

**Respectfully:**

Shelley Hatch,

**Ordinance No. 15-**

**AN ORDINANCE AMENDING TITLE 4, LICENSING, SECTION 4-3-9 CONVENTION SALES, APPROVING THE CHANGE TO HOLD AN EMERGENCY SPECIAL MEETING FOR TYPE 2 CONVENTION SALES LICENSES THAT MAY BE HELD BY COUNCIL UP TO 2 DAYS PRIOR TO THE SUNDANCE FESTIVAL, OF THE MUNICIPAL CODE OF PARK CITY.**

WHEREAS, costs will be mitigated for the Emergency Type 2 CSLs meeting and will enable to expedite the license process.

WHEREAS, Late Type 2 Convention Sales License application may hold a special meeting that may be held by Council 2 days prior to Sundance Festival.

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PARK CITY, UTAH THAT:

**Section I. Amendment** Title 4 Convention Sale Section 4-3-9 of the Municipal Code of Park City is hereby amended as follows:

**4- 3- 9. CONVENTION SALES AND COMMERCIAL HOSPITALITY.**

The Finance Department may issue licenses for a period not to exceed two (2) weeks for temporary use of convention, meeting, event and other assembly rooms within any licensed convention, meeting or assembly facility for the purpose of temporary exhibiting, marketing, displaying, Gifting or promoting of goods or services. If multiple vendors are sharing a space, an umbrella organizer may obtain a convention sales license for the entire space as long as each individual vendor provides an individual tax identification number. The umbrella organizer will be charged a license fee for the umbrella license as well as a fee for each vendor listed on the application. All vendors included in the umbrella license must be located under one physical address. The umbrella organizer is also responsible for having an appropriate business license. Any person or business that is conducting point of sales transactions will be required to have a separate business license whether in conjunction with a convention or not.

There are two types of Convention Sales and Hospitality Licenses.

TYPE 1 – Convention Sales License. This type of license will be available year round except for during the dates of Sundance Film Festival.

TYPE 2 – Sundance Film Festival Convention Sales and Hospitality License. This type of license will only be available during the dates of the Sundance Film Festival.

The licenses may be issued on the following terms:

(A) LICENSE FEE. The license fee shall be as set forth in the Park City License Fee Schedule. An additional administrative fee as set forth in the Park City License Fee Schedule is hereby authorized for all such temporary licenses effective during any portion of the Sundance Film Festival.

(B) STATE TAX NUMBER. The applicant must provide individual a Utah tax identification number if sales transactions are taking place, federal tax identification numbers if only promotion or gifting is taking place, as part of the license application to assist in verifying the collection and reporting of sales tax.

(C) REVIEW OF APPLICATIONS.

(1) Upon a reasonable belief that the applicant or Licensee has a fraud or felony conviction or prior criminal background or pending criminal proceeding, the Director may refer the application or Licensee for investigation to the Police Department.

(2) The Finance Manager or designee shall refer the application to the Building and Planning Departments for review. The Chief Building Official or designee to ensure compliance with the applicable building codes and fire codes including but not limited to determination of the maximum number of occupants the premises may safely accommodate at one time given the location and number of emergency exits; and the Planning Director or designee to ensure compliance with the Park City Land Management Code, Title 15.

(D) TYPES OF APPLICATIONS.

(1) For Type 1 licenses, the City may take up to ten (10) business days to complete the licensure process to permit adequate time for the Police, Building, Finance and Planning Departments for review and investigation. The Departments may request reasonable evidence of title to goods proposed to be offered for sale as part of the review.

(2) Retained Council Authority for Type 2 licenses:

(i) All Type 2 licenses shall require City Council approval at a publically noticed meeting. All Type 2 license applications must be complete and received at least seven (7) calendar days prior to a regular scheduled meeting and three (3) business days prior to a special meeting.

(ii) An Emergency Special Meeting may be held by Council to approve or deny any late Type 2 CSL applications. All applications are due no later than 3 business days prior to the Special Meeting and will be heard no later than 2 business days prior to the Festival start date. A higher fee, pursuant to the fee schedule, will be required due to the expedited nature of the emergency meeting.

(iii) All Type 2 license applications require the applicant to have a pre-inspection prior to application at the place of business conducted by the Building Department for compliance with the building and fire codes. A copy of said pre-inspection report

must accompany the license application submittal. The pre-inspection prior to application shall remain valid for 120 days.

| (iv) All Type 2 license applications shall require an accurate floor plan and a design occupancy load stamped by a design professional to be submitted at the time of application.

| (v) All Type 2 License applications require a final inspection by the Building Department post application after the space has been set up for the event. Business shall not be conducted until the final inspection has been passed and the applicant has been issued a Type 2 Convention Sales License.

(E) RESPONSIBILITY OF HOST BUSINESS TO ENSURE LICENSING AND COMPLIANCE WITH THE UNIFORM BUILDING AND FIRE CODES. Businesses which make all of or a portion or portions of their licensed business locations available to other persons for the purpose of engaging in business shall be responsible to ensure that such persons obtain business licenses and or convention sales licenses and possess federal tax numbers and Utah state sales tax numbers listed in Park City if sales transactions are taking place. In the event a licensed hotel, motel, inn or bed-and-breakfast business fails to require such a showing, that business shall be liable for payment of all license fees and penalties payable by the person engaging in business at their licensed location. If such business is not currently licensed for assembly use, the business shall obtain the necessary inspection and permit from the Building Department. Nothing herein shall relieve the sub-letting/guest business from their individual responsibility to obtain the necessary licenses.

| **Section II. Effective Date** This ordinance shall become effective upon publication.

| PASSED AND ADOPTED this 6<sup>th</sup> day of August, 2015

PARK CITY MUNICIPAL CORPORATION

\_\_\_\_\_  
Jack Thomas, MAYOR

ATTEST:

\_\_\_\_\_  
Marci Heil, City Recorder

APPROVED AS TO FORM:

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Mark Harrington, City Attorney

**PARK CITY FEE SCHEDULE (REVISED JUNE 18, 2015) RESOLUTION 07-15**

**SECTION 1. CONSTRUCTION AND DEVELOPMENT RELATED FEES**

**1.1 PLANNING FEES**

1.1.1	<u>Plat/Subdivision *</u>	
	Plat Amendment	\$900 per application
	Subdivision	\$290 per lot/parcel
	Administrative lot line adjustment	\$300 per application
	Extension of Approval	\$330 per application
	 <u>Condominium</u>	
	Condominium or timeshare conversion	\$450 per unit
	Record of Survey	\$450 per unit
	Amendment to Record of Survey	\$100 per unit affected
	Extension of Approval	\$330 per application
1.1.2	<u>Master Planned Development (MPD) Process *</u>	
	Pre-Master Planned Development	\$1,200
	<i>Application includes one formal staff review and Planning Commission review of compliance with General Plan that includes a public hearing. If applicant files for formal Master Planned Development the \$1,200 will apply toward the application fee.</i>	
	Master Planned Development	\$560 per unit equivalent
	Modification to an MPD	\$330 per unit equivalent
1.1.3	<u>Conditional Use Permit (CUP) *</u>	
	Planning Commission Review	\$1,140 per application
	Steep Slope Review	\$1,330 per application
	Administrative Staff Review	\$330 per application
	Extension or Modification	\$330 per application
1.1.4	<u>Zone Changes *</u>	\$1,650
1.1.5	<u>Board of Adjustment *</u>	
	Variance	\$940 per application
1.1.6	<u>Architectural and Design Review</u>	
	<u>Historic District/Site</u>	
	New residential construction <1000 sf	\$200 per application
	New residential construction >=1000 sf	\$750 per application
	Commercial review	\$200 per unit equivalent for the first 10 units \$15/ue after
	 <u>Non-Historic District/Site</u>	
	New Residential - SF/Duplex	\$200 per application
	Multi-Family/Commercial	\$100 per unit equivalent up to 10 units then \$15/ue after
	Residential Additions	\$100 per application
	Commercial Additions	\$100 per unit equivalent up to 10 units then \$15/ue after

1.1.7	<u>Historic Review</u> *	
	Historic Design Review (no increase in existing area)	\$210
	Historic Design Review (increase in existing area)	\$1030
	Determination of Significance	\$350
	Certificate of Appropriateness for Demolition	\$300
1.1.8	<u>Land Management Code Review</u> *	\$2,000 per application
1.1.9	<u>General Plan Amendment</u> *	\$2,000 per application
1.1.10	<u>Sign Review</u>	
	Master Sign Plan Review	\$320
	Amendment to Master Sign Plan	\$120
	Individual sign permit	\$120 (\$118.80) plus 1% state tax)
	Sign permit under master sign plan	\$130 (\$128.70) plus 1% state tax)
	Temporary Sign Permit	\$60 (\$59.40) plus 1% state tax)
1.1.11	<u>Annexation</u> *	\$5,850
	Annexation Fiscal Impact Analysis	\$1,550
	<i>plus actual cost of City approved consultant fee</i>	
	Modification to Annexation Agreement	\$4,150
1.1.12	<u>Appeals Fees</u> *	
	Appeals to Board of Adjustment	\$500
	Appeals to City Council	\$500
	Appeals to Historic Preservation Board	\$500
	Appeals to Planning Commission	\$500
1.1.13	TDR – Development Credit Determination	\$100
1.1.14	<u>Refund of Withdrawn Planning Applications</u>	
	In the case of a withdrawal of an application, the associated fees shall be refunded, less the actual cost for professional services rendered by City staff.	
1.1.15	<u>Reactivation Fee</u>	
	For projects that have been inactive by the applicant for more than six months a Reactivation Fee of 50% of orig. application fee will be assessed	
1.1.16	<u>Attorney or Other Professional Services</u>	
	Reimbursement for actual expense incurred	

\* Projects under these classifications may be assessed the additional cost of the property posting and courtesy mailing as required by Land Management Code regulations at the time of submittal.

## 1.2 BUILDING FEES

1.2.1 Impact Fee Schedule Impact fees are now located in the Park City Municipal Code, Title 11, Chapter 13.

1.2.2 Building Permit

Total Valuation	Free
\$1 and up	3/4 of 1% (.75%) of the total valuation of construction as herein above described with a minimum fee of \$15.

1.2.3 Plan Check Fees

a. Deposit. On buildings requiring plan checks at the time of building permit application, the applicant shall pay a deposit of \$500.00 for residential buildings; and \$2,000.00 for commercial buildings. The deposit shall be credited against the plan check fee when the permit is issued. This deposit is non-refundable in the event permits are not issued.

b. Fee. Except as otherwise provided herein, the plan check fee shall be equal to sixty-five percent (65.0%) of the building permit fee for that building. The plan check fee for identical plans shall be charged at a rate of \$54.26 per hour of total Community Development staff time. As used herein, identical plans means building plans submitted to Park City that: (1) are substantially identical to building plans that were previously submitted to and reviewed and approved by Park City; and (2) describe a building that is: (A) located on land zoned the same as the land on which the building described in the previously approved plans is located; and (B) subject to the same geological and meteorological conditions and the same law as the building described in the previously approved plans.

1.2.4 Mechanical Permit  
Plus 1% State Surcharge

Building Department enters the total valuation for materials and labor for each sub-permit into the Fee Table to determine the permit fee.

Total Valuation	Fee
\$1.00 to \$500.00	\$23.50
\$500.00 to \$2000.00	\$23.50 for the first \$500.00 plus \$3.05 for each additional \$100.00, or fraction thereof, to and including \$2,000.00
\$2,001.00 to \$25,000.00	\$69.25 for the first \$2,000.00 plus \$14.00 for each additional \$1,000.00, or fraction thereof, to and including \$25,000.00
\$25,001.00 to \$50,000.00	\$391.75 for the first \$25,000.00 plus \$10.10 for each additional \$1,000.00, or fraction thereof, to and including \$50,000.00
\$50,001.0 to \$100,000.00	\$643.75 for the first \$50,000.00 plus \$7.00 for each additional \$1,000.00, or fraction thereof, to and including \$100,000.00
\$100,001.00 to \$500,000.00	\$993.75 for the first \$100,000.00 plus \$5.60 for each additional \$1,000.00, or fraction thereof, to and including \$500,000.00
\$500,001.00 to \$1,000,000.00	\$3,233.75 for the first \$500,000.00 plus \$4.75 for each additional \$1,000.00, or fraction thereof, to and including \$1,000,000.00
\$1,000,001.00 and up	\$5,608.75 for the first \$1,000,000.00 plus \$3.65 for each additional \$1,000.00, or fraction thereof

1.2.5 Electrical Permit

Total Valuation	Fee
\$1.00 to \$500.00	\$23.50
\$500.00 to \$2000.00	\$23.50 for the first \$500.00 plus \$3.05 for each additional \$100.00, or fraction thereof, to and including \$2,000.00
\$2,001.00 to \$25,000.00	\$69.25 for the first \$2,000.00 plus \$14.00 for each additional \$1,000.00, or fraction thereof, to and including \$25,000.00
\$25,001.00 to \$50,000.00	\$391.75 for the first \$25,000.00 plus \$10.10 for each additional \$1,000.00, or fraction thereof, to and including \$50,000.00
\$50,001.0 to \$100,000.00	\$643.75 for the first \$50,000.00 plus \$7.00 for each additional \$1,000.00, or fraction thereof, to and including \$100,000.00
\$100,001.00 to \$500,000.00	\$993.75 for the first \$100,000.00 plus \$5.60 for each additional \$1,000.00, or fraction thereof, to and including \$500,000.00
\$500,001.00 to \$1,000,000.00	\$3,233.75 for the first \$500,000.00 plus \$4.75 for each additional \$1,000.00, or fraction thereof, to and including \$1,000,000.00
\$1,000,001.00 and up	\$5,608.75 for the first \$1,000,000.00 plus \$3.65 for each additional \$1,000.00, or fraction thereof

1.2.6 Plumbing Permit

Total Valuation	Fee
\$1.00 to \$500.00	\$23.50
\$500.00 to \$2000.00	\$23.50 for the first \$500.00 plus \$3.05 for each additional \$100.00, or fraction thereof, to and including \$2,000.00
\$2,001.00 to \$25,000.00	\$69.25 for the first \$2,000.00 plus \$14.00 for each additional \$1,000.00, or fraction thereof, to and including \$25,000.00
\$25,001.00 to \$50,000.00	\$391.75 for the first \$25,000.00 plus \$10.10 for each additional \$1,000.00, or fraction thereof, to and including \$50,000.00
\$50,001.0 to \$100,000.00	\$643.75 for the first \$50,000.00 plus \$7.00 for each additional \$1,000.00, or fraction thereof, to and including \$100,000.00
\$100,001.00 to \$500,000.00	\$993.75 for the first \$100,000.00 plus \$5.60 for each additional \$1,000.00, or fraction thereof, to and including \$500,000.00
\$500,001.00 to \$1,000,000.00	\$3,233.75 for the first \$500,000.00 plus \$4.75 for each additional \$1,000.00, or fraction thereof, to and including \$1,000,000.00
\$1,000,001.00 and up	\$5,608.75 for the first \$1,000,000.00 plus \$3.65 for each additional \$1,000.00, or fraction thereof

1.2.7 <u>International Fire Code Fee Issuance Fee</u>	\$20.00
In Addition:	
Aircraft Refueling Vehicles	\$30.00
Open Burning	\$10.00
Candles and Open Flames in Assembly Area	\$15.00
Compressed Gas	\$15.00
Excavations Near Flammable or Combustible	
Liquid Pipelines	\$15.00
Explosives or Blasting Agents	\$150.00

Fireworks (Displays)	\$120.00
Firework (Sales)	\$75.00
Flammable Liquids	\$15.00
Flammable or Combustible Liquid Tanks	\$130.00
Hot Work (welding)	\$15.00
Liquefied Petroleum Gases (heaters and devices up to 5 units)	\$55.00
Liquefied Petroleum Gases (heaters and devices) each additional unit	\$11.00
Liquefied Petroleum Gases on an active construction site (125+ gal)	\$130.00
Places of Assembly	\$15.00
Vehicles (liquid or gas fueled) within a building	\$130.00
Others not listed	\$15.00

Tents, air-supported structures and trailers \$.20 per square foot  
 Temporary structures built to permanent standards  
 will be subject to fees set forth in Section 1.2.2.  
 For plans already on file and approved, the fee will be  
 reduced to \$.13 per square foot

1.2.8 Grading Plan Review and Permit Fees

Total Valuation	Fee
\$1.00 to \$500.00	\$23.50
\$500.00 to \$2000.00	\$23.50 for the first \$500.00 plus \$3.05 for each additional \$100.00, or fraction thereof, to and including \$2,000.00
\$2,001.00 to \$25,000.00	\$69.25 for the first \$2,000.00 plus \$14.00 for each additional \$1,000.00, or fraction thereof, to and including \$25,000.00
\$25,001.00 to \$50,000.00	\$391.75 for the first \$25,000.00 plus \$10.10 for each additional \$1,000.00, or fraction thereof, to and including \$50,000.00
\$50,001.0 to \$100,000.00	\$643.75 for the first \$50,000.00 plus \$7.00 for each additional \$1,000.00, or fraction thereof, to and including \$100,000.00
\$100,001.00 to \$500,000.00	\$993.75 for the first \$100,000.00 plus \$5.60 for each additional \$1,000.00, or fraction thereof, to and including \$500,000.00
\$500,001.00 to \$1,000,000.00	\$3,233.75 for the first \$500,000.00 plus \$4.75 for each additional \$1,000.00, or fraction thereof, to and including \$1,000,000.00
\$1,000,001.00 and up	\$5,608.75 for the first \$1,000,000.00 plus \$3.65 for each additional \$1,000.00, or fraction thereof

1.2.9 Soil Sample Fee \$100

1.2.10 Demolition Permit Fee

Total Valuation	Fee
\$1.00 to \$500.00	\$23.50
\$500.00 to \$2000.00	\$23.50 for the first \$500.00 plus \$3.05 for each additional \$100.00, or fraction thereof, to and including \$2,000.00
\$2,001.00 to \$25,000.00	\$69.25 for the first \$2,000.00 plus \$14.00 for each additional \$1,000.00, or fraction thereof, to and including \$25,000.00
\$25,001.00 to \$50,000.00	\$391.75 for the first \$25,000.00 plus \$10.10 for each additional \$1,000.00, or fraction thereof, to and including \$50,000.00

\$50,001.0 to \$100,000.00	\$643.75 for the first \$50,000.00 plus \$7.00 for each additional \$1,000.00, or fraction thereof, to and including \$100,000.00
\$100,001.00 to \$500,000.00	\$993.75 for the first \$100,000.00 plus \$5.60 for each additional \$1,000.00, or fraction thereof, to and including \$500,000.00
\$500,001.00 to \$1,000,000.00	\$3,233.75 for the first \$500,000.00 plus \$4.75 for each additional \$1,000.00, or fraction thereof, to and including \$1,000,000.00
\$1,000,001.00 and up	\$5,608.75 for the first \$1,000,000.00 plus \$3.65 for each additional \$1,000.00, or fraction thereof

1.2.11 Flatwork Permit

Total valuation

\$1 and up     ¾ of 1% (.75%) of the total valuation of construction as herein above described with a minimum fee of \$15. Flatwork permits are subject to Plan Check fees as described above.

1.2.12 Other Inspections and Fees

Inspections outside normal business hours*	\$150 per hour (minimum charge 2 hours)
Re-inspection fee	\$75 per hour (minimum charge 1 hour)
Additional inspection services*	\$75 per hour (minimum charge 1 hour)
For use of outside consultants for plan reviews, inspections or both	Actual cost**

\* Or the total hourly cost to the City, whichever is greatest. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employee involved. These services will be offered based on inspector availability.

\*\* Actual Cost includes administrative and overhead costs.

**1.3 ENGINEERING FEES**

1.3.1 Construction Inspection Fees. Prior to receiving a building permit, a notice to proceed or plat approval, developers shall pay a fee equal to six percent (6%) of the estimated construction cost as determined by the City Engineer. In projects with private street systems that limit city inspection requirements to water, drainage, and other improvements, but not to streets, the inspection fee shall be four percent (4%) of the estimated construction cost of the improvements to be inspected as determined by the City Engineer. The city, upon notice to the developer, may charge the developer a fee of \$75 per man-hour to recoup costs to the city above the fee charged. The city may also charge \$75 per man-hour for re-inspections of work previously rejected.

1.3.2 Permit to Work in Public Right-of-Way

\$200 fee plus \$2,000 letter of credit or cashier's check plus proof of insurance

**1.4 ADMINISTRATIVE CODE ENFORCEMENT (ACE) FEES**

1.4.1 Civil Fee Schedule

Daily Violation Fee	\$100 per day
Re-inspection Fee	\$75
1.4.2 Operating Without a Type 2 CSL	\$800 per violation

**SECTION 2. WATER FEES**

**2.1 WATER IMPACT FEES.** Water Impact Fees are located in the Park City Municipal Code, Title 11, Section 13.

**2.2 MONTHLY WATER METERED SERVICES FEE SCHEDULE:**

2.2.1 Base Rates (For all water billed on or after July 1, 2015).

Individually Metered Residential (single-family, condo, townhouse)

<u>Meter size</u>	<u>Monthly Base/ Demand Charge</u>	<u>Meter Price</u>
5/8 x 3/4"	\$44.07	\$699.13
1"	\$59.49	\$803.53
1-1/2"	\$70.55	\$1143.18

Other than Individually metered Residential (Multi-Family, Commercial, Irrigation)

<u>Meter Size</u>	<u>Monthly Base/ Demand Charge</u>	<u>Meter Price</u>
3/4"	\$57.29	\$699.13
1"	\$96.94	\$803.53
1 – 1/2"	\$207.08	\$1143.18
2"	\$431.84	\$2022.05
3"	\$1123.75	\$2392.10
4"	\$2040.32	\$4168.33
6"	\$3846.10	\$6485.09
8"	\$6623.31	\$9740.19
Construction Meter	\$256.11	
Indigent Rate*	\$3.49	

\*Indigent Rate includes 10,000 gallons. Water consumption greater than 10,000 gallons is charged per the normal block structure presented in paragraph 2.2.3.

2.2.2 Water Consumption Rates. All water delivered through each meter, excepting commercial meters, between November 1 and May 31 of each year shall be charged at the rate of \$8.13 per thousand gallons. All water delivered through commercial meters shall be charged per Paragraph 2.2.3 year-round.

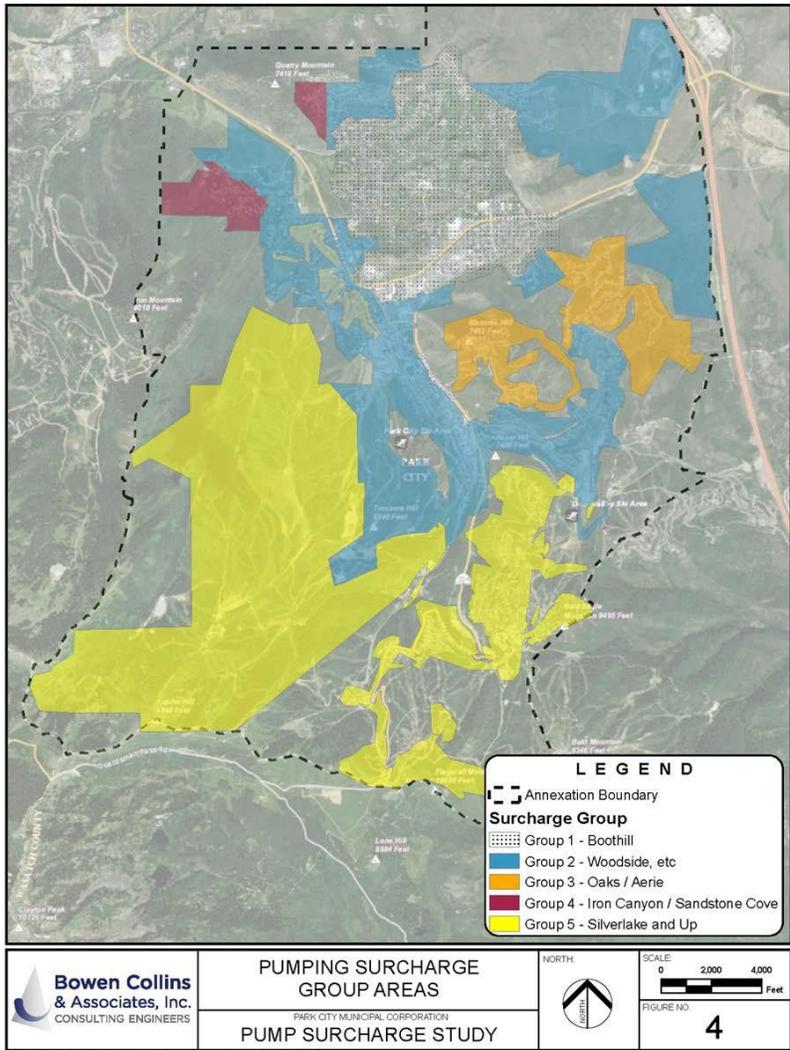
2.2.3 Water Conservation Rates (For all water billed on or after July 1<sup>st</sup>, 2014). All water delivered through each meter serving single family residential, multi-family residential,

commercial and landscape irrigation customers per month between June 1 and October 31 of each year shall be billed at the following rates:

<b>Type</b>	<b>Block 1 \$5.78 per 1,000 gals</b>	<b>Block 2 \$9.27 per 1,000 gals</b>	<b>Block 3 \$15.07 per 1,000 gals</b>	<b>Block 4 \$23.21 per 1,000 gals</b>
Single Family	0-5,000	5,001 - 30,000	30,001 - 80,000	Over 80,000
Multi-Family				
3/4"	0-10,000	10,001-36,000	36,001-80,000	Over 80,000
1"	0-17,000	17,001-57,000	57,001-120,000	Over 120,000
1.5"	0-30,000	30,001-100,000	100,001-200,000	Over 200,000
2"	0-48,000	48,001-160,000	160,001-320,000	Over 320,000
3"	0-96,000	96,001-320,000	320,001-640,000	Over 640,000
4"	0-150,000	150,001-500,000	500,001-1,000,000	Over 1,000,000
6"	0-180,000	180,001-600,000	600,001-1,200,000	Over 1,200,000
Irrigation				
3/4"		0-56,000	Over 56,000	
1"		0-90,000	Over 90,000	
1.5"		0-185,000	Over 185,000	
2"		0-300,000	Over 300,000	
3"		0-600,000	Over 600,000	
4"		0-935,000	Over 935,000	
6"		0-1,865,000	Over 1,865,000	
Commercial Year round		\$8.13 per 1,000 gals	\$12.59 per 1,000 gals	
3/4"		0-150,000	Over 150,000	
1"		0-300,000	Over 300,000	
1.5"		0-500,000	Over 500,000	
2"		0-750,000	Over 750,000	
3"		0-1,200,000	Over 1,200,000	
4"		0-1,700,000	Over 1,700,000	
6"		0-1,700,000	Over 1,700,000	
All users except construction between November & May	\$8.13 per thousand gals			

Construction Water	\$269.83 Monthly Base Chg.	\$10.69 thousand gals.		
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Surcharge Group No.	Surcharge Group	Pressure Zone Numbers Included in Group	Cost (\$/kgal)
1	Boothill	29	\$0.00
2	Woodside, etc	8,10,17,18,19,20,21,22, 23,24,25,26,27,42,48,49,30,32	\$0.52
3	Oaks / Aerie	11,12,13,14,15,16	\$1.17
4	Iron Canyon / Sandstone Cove	28,31	\$1.55
5	Silver Lake and Up	1,37,2,3,4,5,6,7, 34,38,39,40,41	\$2.25



**2.3 WATER VIOLATION PENALTIES**

\$150.00	first violation
200.00	second violation
400.00	third violation
500.00	fourth violation
750.00	for the fifth violation and for each subsequent violation within that calendar year.

**2.4 WATER SERVICE REINSTATEMENT FEE** \$100

**2.5 WATER METER TESTING FEE** \$100 per test

**2.6 WATER LABOR RATE** \$50 per Hour (rounded up to the nearest half hour)

- 2.7 WATER PARTS & SUPPLIES RATE** Cost + 15% stocking fee
- 2.8 FIRE HYDRANT METER DEPOSIT FEE**
  - 2 inch Meter \$1,950.00
  - ¾ Inch Meter \$500
  - Fire hydrant wrench deposit fee \$50
  - Metro Radio \$200
- 2.9 RENTER DEPOSIT** \$50
- 2.10 NON-MALED SHUT-OFF NOTICE FEE** \$75

**SECTION 3. SPECIAL MEETINGS FEES**

- 3.1 SPECIAL COUNCIL MEEITNG** \$270 for initial 30 minutes  
and \$133 per 30 minutes thereafter

When a special council meeting (not regularly scheduled) must be called in order to accommodate an applicant for a license, permit or any other issue not requested by Council or staff, the applicant will be assessed a \$270 fee per application. If the meeting is longer than 30 minutes the applicant will be charged an additional \$133 per 30 minutes increment thereafter.

- 3.2 TYPE 2 CSL SPECIAL MEETING** \$76 per applicant

**SECTION 4. LICENSING**

PARK CITY BUSINESS LICENSE FEE SCHEDULE									
	Transit Service Enhancement Fee		Festival Facilitation, Service Enhancement Fee		Enhanced Enforcement Fee		Administrative Fee		
	Rate	Unit of Measure	Rate	Unit of Measure	Rate	Unit of Measure	Rate Renewals	Rate New/ Inspections	Unit of Measure
Ski Resort	\$0.26	Skier Day	\$0.01	Skier Day	-	-	\$22.00	\$149.00	License
Lodging	\$19.25	Per Bedroom	\$9.49	Per Bedroom	-	-	\$17.00	\$149.00	License
Restaurant	\$0.23	Per Sq. Ft.	\$0.10	Per Sq. Ft.	-	-	\$22.00	\$149.00	License
Outdoor Dining	\$0.06	Per Sq. Ft.	\$0.03	Per Sq. Ft.	-	-	\$22.00	\$149.00	License

Retail	\$0.23	Per Sq. Ft.	\$0.10	Per Sq. Ft.	-	-	\$22.00	\$149.00	License
Large Retail (>12,000 sq. ft.)	\$0.16	Per Sq. Ft.	\$0.07	Per Sq. Ft.	-	-	\$22.00	\$149.00	License
Office, Service, Other	\$0.21	Per Sq. Ft.	\$0.01	Per Sq. Ft.	-	-	\$22.00	\$149.00	License
Warehouse	\$0.06	Per Sq. Ft.	\$0.00	Per Sq. Ft.	-	-	\$22.00	\$149.00	License
Resort and Amusement	\$1.04	Per User	\$0.05	Per User	-	-	\$22.00	\$149.00	License
For-Hire Vehicles	\$37.50	Per Vehicle	\$1.75	Per Vehicle	\$45.58	Per Vehicle	\$71.83	\$71.83	License
Other Commercial Vehicles and Trailers	\$7.50	Per Vehicle	\$0.29	Per Vehicle	-	-	\$22.00	\$149.00	License
Employee Based	\$3.75	Per Employee	\$0.15	Per Employee	-	-	\$22.00	\$149.00	License
Commercial Vending, Game and Laundry Machines	\$18.75	Per Machine	\$0.73	Per Machine	-	-	\$22.00	\$149.00	License
Escort Services	\$3.75	Per Employee	\$0.15	Per Employee	\$46.19	Per Employee	\$22.00	\$149.00	License

**4.2.1. Type 1 Convention Sales and Hospitality Licenses \$149.00**

A fee of \$149.00 will be charged for each additional vendor or business listed on an umbrella application

**4.2.2 Type 2 Convention Sales and Hospitality Licenses \$372.00**

(effective during the Sundance Film Festival). A fee of \$372.00 will be charged for each vendor or business on an umbrella application.

**4.3 Beer and Liquor Licensing Fee.** \$100 per license

**4.4 Solicitors Licensing Fee.** \$75.00 annually for each person licensed as a solicitor, except that any business which has already paid its solicitation fee of \$75.00 shall pay \$10.00 annually for every additional solicitor.

**4.5 Street Musicians.** \$5.00 per day for no more than 10 days

**4.6 Outdoor Sales**

\$ 5.00 In addition to the regularly issued business license for that business.

\$4.00 In addition to the regularly issued business license for that business if business is a member of merchants association organizing the outdoor sale.

\$50.00 Seasonal plants, Christmas trees or landscaping materials for a maximum period of 8 weeks per year.

**SECTION 5. MISCELLANEOUS LAW ENFORCEMENT FEES.**

**5.1 Alarm Monitoring Fees**

\$100.00 Cash deposit to be posted at time of installing each alarm system within the Park City limits.

\$ - 0 - First response within 6 months, no fee deducted from \$100.00 bond.

\$25.00 Second response to premise within 6 months, and for each subsequent response to said premise. [\$25 deducted from bond].

**5.2 Direct Access Alarms**

\$100.00 Per alarm connected through a direct access device, and not per alarm company, for the initial installation of the alarm.

\$50.00 Per year, per alarm for subsequent years or parts thereof.

**5.3 Dispatching Fee**

\$100.00 Per month for each private agency being dispatched from the City Communication Center.

**5.4 Vehicle Impound Fee**

\$20.00 Per vehicle, per impound (also see Section 7.7).

**5.5 Contract Law Enforcement Services**

Police Officer (per employee, per hour- four hour minimum)	\$75.00
Holiday (per employee, per hour- four hour minimum)	\$165.00

**SECTION 6. GRAMA (Government Records Access and Management Act) FEES.**

**6.1 Copies.** Copies made at a city facility: \$.10 per page. Double-sided copies shall be charged as two pages.

**6.2 Copies from outside copiers.** The city reserves the right to send the documents out to be copied and the requestor shall pay the actual cost to copy the documents, including any fee charged for pick-up and delivery of the documents.

**6.3 Copies retrieved from Utah State Archives or other storage facility.** In addition to the copy fee, the requester must pay actual cost for staff time and mileage (computed using the current official federal standard mileage rate).

**6.4 Compiling Documents in a form other than that normally maintained by the City, pursuant to U.C.A 63G-2-203 (2008).** In the event the City compiles a record in a form other than that normally maintained by the City, the actual costs under this section may include the following:

(a)(i) the cost of staff time for compiling, formatting, manipulating, packaging, summarizing, or tailoring the record either into an organization or media to meet the person's request;

(ii) the cost of staff time for search, retrieval, and other direct administrative costs for complying with a request; and

(iii) in the case of fees for a record that is the result of computer output other than word processing, the actual incremental cost of providing the electronic services and products together with a reasonable portion of the costs associated with formatting or interfacing the information for particular users, and the administrative costs as set forth in Subsections (i) and (ii).

(b) An hourly charge under this section may not exceed the salary of the lowest paid employee who, in the discretion of the custodian of records, has the necessary skill and training to perform the request.

(c) Notwithstanding Subsections (a) and (b), no charge may be made for the first quarter hour of staff time.

**6.5 Fee Waiver for Public Benefit.** The City may fulfill a record request without charge if it determines that: releasing the record primarily benefits the public rather than a person; the individual requesting the record is the subject of the record, or an individual specified in U.C.A. Subsection 63G-2-202(1) or (2); or the requester's legal rights are directly implicated by the information in the record, and the requester is impecunious.

**SECTION 7. PARKING, METER RATES, VIOLATIONS, TOWING, AND IMPOUND FEES**

**7.1 Fines for meter violations** are as follows:

First violation per registered owner(s): No fine or late fees. Vehicle license plate and/or VIN numbers will be logged into the system and a courtesy card issued to welcome to Main Street and educate user on the pay-and-display meter system.

Second thru Fifth (2<sup>nd</sup> - 5<sup>th</sup>) violation per registered owner(s):  
\$20 from the date of violation until fourteen (14) days following the violation, escalating to:

\$40 after 14 days;  
\$60 after 30 days;  
\$80 after 60 days

More than five (>5) violations per registered owner(s):  
\$40 from the date of violation until fourteen (14) days following the violation, escalating to:

\$60 after 14 days  
\$80 after 30 days  
\$100 after 60 days

**7.2 Fines for mobility disabled space violations** are as follows:

\$150 from the date of violation until fourteen (14) days following the violation, escalating to:

\$170 after 14 days;  
\$190 after 30 days;  
\$210 after 60 days

**7.3 Fines for special event parking violations.** When enacted by the City Manager under Section 7.6, the fines for special event parking violations are as follows:

A. Egregious violations (i.e., obstructing traffic on Main Street or along bus routes) or mobility disabled space violations. \$150 from the date of violation until fourteen (14) days following the violation, escalating to:

\$170 after 14 days;  
\$190 after 30 days;  
\$210 after 60 days

B. Fines for all other special event parking violations. \$75 from the date of the violation until fourteen (14) days following the violation.

\$95 after 14 days;  
\$115 after 30 days;  
\$135 after 60 days

**7.4 FINES FOR TIME LIMIT PARKING VIOLATIONS** are as follows: \$20 from the date of violation until fourteen (14) days following the violation, escalating to:

\$50 after 14 days;  
\$70 after 30 days;  
\$90 after 60 days

More than five (>5) violations in the previous three years per registered owner(s):  
\$40 from the date of violation until fourteen (14) days following the violation, escalating to:

\$60 after 14 days;  
\$80 after 30 days;  
\$100 after 60 days;

**7.5 Fines for all other parking violations** are as follows:

\$30 from the date of violation until fourteen (14) days following the violation, escalating to:

- \$50 after 14 days;
- \$70 after 30 days;
- \$90 after 60 days

More than five (>5) violations per registered owner(s):

\$50 from the date of violation until fourteen (14) days following the violation, escalating to:

- \$70 after 14 days;
- \$90 after 30 days;
- \$110 after 60 days;

**7.6 Parking Permits.**

Employee Parking Permit - A parking permit is available to Main Street employees for the China Bridge Parking Structure and the Gateway Garage. The cost is \$100 annually, \$65 if purchased after April 1<sup>st</sup> of each calendar year. A replacement permit can be purchased for \$65 subject to approval by the Parking Manager.

Business Parking Permit – Businesses with a Main Street address are eligible to purchase a Swede Alley Business Permit that allows parking over the four-hour time limits in all Swede Alley surface lots but not between the hours of 2 a.m. to 6 a.m. This permit also allows parking in the covered levels of China Bridge garage beyond the 6 hour limit not to exceed 72 hours at one time in a parking space. Cost for this permit is \$500 annually.

**7.7 Special Event Parking.** The City Manager may implement Special Event Parking Permit Fees, Special Event Meter Rates and/or Special Event Parking Fines for events held under a Master Festival License. The fee for these Special Event Parking Permits and Special Event Meter Rates will not exceed \$50 per day.

**7.8 Tow and Storage Fees.** Vehicles towed from City parking and stored in private lots are subject to Utah State allowed amounts as outlined in the Park City Police Department Towing Rate Schedule.

**7.9 Immobilization Fee**                      \$35

**7.10 Fees for Special Use of Public Parking** are as follows:

Main Street, Heber Avenue, Park Avenue (Heber to 9 <sup>th</sup> St):	Daily rate of \$16 per space
Swede Alley:	Daily rate of \$12 per space
Sandridge, South City Park, Residential Permit Zones:	Monthly rate of \$20 per space
a. Up to two spaces for vehicle parking	
with approved and active building permit	\$0.00
b. Vehicle Permits	\$20 per space per month
c. Dumpster or Equipment Permit	\$50 per space per month
Pay station removal for construction:	\$1,000
Application Fee:	\$20

Applications are reviewed by appropriate divisions, such as Parking Services, Transportation, Police, Building Departments, and Special Events.

**7.11 Meter rates** are as follows:

For Main Street and the Brew Pub lot: \$1.50 per hour up to a three hour limit. Minimum purchase is 20 minutes with coin, parking card, and tokens. No less than one hour can be purchased with a credit card. For event rates, see Section 7.7.

**7.12 In-car meter devices:**

Free with purchase of \$50 or more of prepaid parking time. In-car meter and prepaid card parking time is available to residents at a 46.67% discount equivalent to \$0.80 per hour.

**7.13 Tokens** are available for sale as follows:

Up to 50 tokens:	\$0.50 each
50-299 tokens:	\$0.40 each (20% discount)
300 or more tokens:	\$0.35 each (35% discount)

Large purchases subject to Parking Manager approval and are limited to Main Street business license holders.

**7.14 Meter payment by cell phone:**

Users sign up for a free account. Meter rates in Section 7.11 apply; no less than one hour can be purchased. City pays the convenience fee charged by the service provider.

**7.15 Interior Bus Board Advertising Rate Schedule:**

11" x 22" advertising space for Winter Season (Dec 1 <sup>st</sup> – May 31 <sup>st</sup> )	\$3,000.00
11" x 22" advertising space for Summer Season (June 1 <sup>st</sup> – Nov 30 <sup>th</sup> )	\$1,100.00
11" x 22" advertising space for Full Year	\$4,000.00
Special Events / Sundance	Current Seasonal Rates Apply

\*10% discount available for art submitted by art submission deadline – November 10 for Winter Season, May 12 for Summer Season

\*Rate includes printing/production cost

**SECTION 8. RECREATION SERVICES AND FACILITY RENTAL FEES**

**8.1 PURPOSE AND PHILOSOPHY.** Recreation Services, the Parks Department, Miners Hospital Community Center and the Library are supported primarily by tax dollars through the City's General Fund. The Golf Course has been established as an enterprise fund and should be primarily supported by revenues other than taxes. This policy applies to Recreation Services and the Golf Course Enterprise fund.

The purpose of this section is to establish a level of operations and maintenance cost recovery for programs, activities and facilities, and direction for establishing fees and charges for the use of and/or participation in the programs, activities and facilities offered by the Recreation Services, Golf Course, Library, and Miners Hospital Community Center.

It is the intent of the City to offer its Recreation Services programs, activities and facilities to the entire community. To help offset the cost of providing these services, and since the primary

beneficiaries of these services are users, it is appropriate to charge fees that are adequate to fund operation of the facility in line with other like programs.

**8.2 COST RECOVERY.** It is the intent of the City to recover roughly 70% of the operations and maintenance expenses incurred by the Recreation Department and the Recreation Center and 100% of the operations and maintenance expenses incurred by the Golf Course through sources of revenue other than taxes. The City's cost recovery plan is described in detail in the City's budget document. User fees should not be considered the only source for accomplishing this objective. Revenues may also include:

Increases in program participation.

- Fees charged for non-recreational use of facilities (conventions/special events)
- Rental income
- New programs or activities
- Private sponsorship of programs or activities
- Public agency grants or contributions.

**8.3. ESTABLISHING USER FEES.** Fees shall be set at a level which ensures program quality and meets the objectives of the City Council.

8.3.1 Area Resident Discount Those people whose primary residence is within the Park City School District limits; are currently paying property tax within Park City School District limits; or are holding a valid Park City business license and leasing or renting office space within Park City are entitled to receive a discount on user fees for the Recreation Center and Golf Course.

8.3.2 Recreation Program Fees The Recreation Department, the Recreation Center and the Golf Course offer a variety of organized programs and activities. Due to the fluctuations in the number of participants and frequent changes in circumstances, program fees are established on a program-by-program basis by dividing the number of projected participants by the estimated program costs. Fees are then published in the Recreation Services annual brochure (PLAY Magazine). In most cases, fees will be kept commensurate with fees charged by others providing like service.

8.3.3 Fees for Non-Recreational Activities at the Recreation Center. The fees charged for non-recreational or special event use will be competitive with the marketplace providing the fees cover a minimum of: a) the costs involved in the production of the event; and b) recovery of lost revenue.

The Recreation Center facility is principally for recreation. Non-recreation activities usually will be charged up to fifty percent (50%) more than the minimum. No fee waivers for non-recreational or special event use will be permitted. However, the City Council may authorize the City to pay all or a portion of the fee in accordance with the master festival ordinance provisions.

8.3.4 Fee Increases Recommendations for fee increases may be made on an annual basis. The City will pursue frequent small increases as opposed to infrequent large ones. Staff will be required to provide an annual review and analysis of the financial posture of the Golf Course Fund along with justification for any recommended increase. When establishing fees, the City will consider rates charged by other public and private providers as well as the ability of the users to pay.

To establish and maintain the Council's objective of 70% cost recovery, the City Manager will have the authority to annually increase fees up to \$.50 or 10%, whichever is greater. Any requested increase over that amount will require Council action.

Fee increases will take place only if they are necessary to achieve the City Council's objective and maintain program quality, and only with the authorization of the City Manager or the City Council.

8.3.5 Discounting Fees The Recreation Services Manager may, at his or her discretion, discount fees when:

- Offering special promotions designed to increase use.
- Trying to fill non-prime time.
- Introducing new programs or activities.
- Playing conditions are below standard due to weather or facility disrepair.

8.3.6 Fee Waivers The City intends that no resident under 18 years old or over age 65 be denied the use of any program, activity or facility for reasons of financial hardship. The Recreation Services Manager may, at his discretion, waive all or a portion of a fee, or may arrange offsetting volunteer work for anyone demonstrating an inability to pay for services.

**8.4. RECREATION CENTER:**

8.4.1 Recreation Center Fees

Punch Card Admission. For ease of administration and convenience to users, a punch card system has been established for Recreation Center programs and activities. The purchase of a punch card may result in a savings off the regular rate.

<b>Punch Passes</b>	<b>Resident</b>	<b>Visitor</b>
Youth (3 to 17) 10 Punch	\$28	\$45
Adult 10 Punch	\$70	\$100
Senior & Military 10 Punch	\$60	\$70
Child Care 10 Punch (10 hrs)	\$35	

<u>Tennis &amp; Pickelball Court Fees</u>	<u>hourly Court Fees</u>	
	Indoor	Outdoor
Resident rate	\$26	\$10
Visitor rate	\$36	\$12

<u>Other Tennis Fees</u>	
Private Lesson 1 hour	\$74.00
Private Lesson 1/2 hour	\$40.00
Semi Private Lesson 1 hour (per person)	\$39.00
Group of 3 (per person)	\$28.00
Group of 4 (per person)	\$22.00
Clinic drop-in fee 1.5 hours	\$26.00
Clinic drop-in fee 2 hours	\$34.00
Ball Machine (per hour)	\$12.00
Tennis Courts Non Athletic (Daily)	\$3,000

<b>Daily Drop In</b>	<b>Resident</b>	<b>Visitor</b>
Toddlers 2 & Under	Free	Free
Youth (3 to 17)	\$3	\$5
Adult	\$7	\$10
Senior 70+ & Military	\$6	\$7
Fitness Classes	\$9	\$12
Senior/Military Fitness Classes	\$8	\$9

Facility Passes: There are two types of facility passes one which includes all amenities except tennis and the other which includes all amenities except group fitness and tennis. Program fees are additional and are not included in pass fees.

**Individual Rate**

<b>Term</b>	<b>Facility Rate</b>	<b>Class Add On</b>	<b>Total</b>
1 Month	\$40	\$20	\$60
3 Month	\$110	\$54	\$164
6 Month	\$192	\$96	\$288
12 Month	\$345	\$168	\$513

**Senior 65 + & Military Individual Rate**

<b>Term</b>	<b>Facility Rate</b>	<b>Class Add On</b>	<b>Total</b>
1 Month	\$36	\$20	\$56
3 Month	\$99	\$54	\$153
6 Month	\$173	\$96	\$269
12 Month	\$310	\$168	\$478

**Couple Rate**

<b>Term</b>	<b>Facility Rate</b>	<b>Class Add On</b>	<b>Total</b>
1 Month	\$72	\$40	\$112
3 Month	\$216	\$108	\$324
6 Month	\$328	\$192	\$520
12 Month	\$590	\$336	\$926

**Senior 65 + & Military Couple Rate**

<b>Term</b>	<b>Facility Rate</b>	<b>Class Add On</b>	<b>Total</b>
1 Month	\$65	\$40	\$105
3 Month	\$194	\$108	\$302
6 Month	\$295	\$192	\$487
12 Month	\$531	\$336	\$867

**PC MARC Tennis Passes**

<b>Term</b>	<b>Single</b>	<b>Couple</b>	<b>Additional Family Member</b>
1 Month	\$200	\$320	\$30
3 Month	\$475	\$760	\$60
6 Month	\$775	\$1,345	\$110
12 Month	\$1,210	\$2,150	\$225

<b>Gymnasium</b>	<b>Hourly Resident</b>	<b>Hourly Visitor</b>	<b>Daily</b>
Full Gym	\$70	\$140	
Half Gym	\$40	\$80	
Non Athletic			\$1,400
<b>Sliding Scale</b>	<b>First 20 Hours</b>	<b>Next 20 Hours+</b>	
Stakeholder Fees	\$60 full/\$30 half	\$55 full/\$25 half	
Resident/PCSD	\$70 full/\$40 half	\$\$65 full/\$35 half	
Fitness Studios	\$65 (for profit) \$35 (non-profit)	\$125 (for profit) \$75 (non-profit)	

**Off Season Gym Rates (May 1 – Labor Day)**

Resident	\$50/hour full gym
Visitor	\$75/hour full gym

**Extra Gym Use Fees**

\$15/rental for equipment set up (volleyball nets, hoops moved, bounce house setup)

Stakeholder definition: Any team or organization within the PCSD boundaries that utilizes Park City Recreation facilities and meets the criteria listed here. A team or organization failing to meet any of these criteria will no longer be considered a stakeholder and will no longer be entitled to stakeholder consideration for gym use:

- a. Must be comprised of no less than 75% of athletes residing in the PCSD or attend PCSD schools.
- b. Stakeholders will work towards equitable facility use by attendance at stakeholder meetings and through resolving booking problems on site.
- c. Stakeholders must be current with seasonal and/or rental payments.

Other Fees

Visitor 10 Punch Card	\$90
One Month Visitor Pass	\$90
Child Care Per Hr	\$4
Personal Training 1 Hour	\$50
Personal Training Punch Card (12 visits)	\$500
Couple Personal Training Punch Card (12 visits)	\$699
Birthday Party	\$150
Party Room per hour	\$50

**8.5 GOLF FEES.** The Park City Municipal Golf Course is an 18 hole course and 6,743 yards in length. The fees listed below are established fees, however they may be altered for certain types of tournament play. To receive a resident discount a valid driver’s license with Park City as the city designation must be presented to the golf starter. Season passes are available only to those who purchased a season pass the previous year. Playing conditions on the course may vary due to weather constraints, particularly early and late in the season. The Golf Manager may, at his discretion, discount the established fees in order to encourage use of the course when playing conditions are less than optimum.

Regular Season- Memorial Day through September  
 Off-Season- Pre-Memorial Day, October and November

Resident Season Pass	\$1050
Junior Pass	\$425
Jr./Sr. Punch Pass	\$320
Corporate Pass	\$3,000
Resident 18 Hole	\$35
Resident 18 Hole with Cart	\$50
Non-Resident 18 Hole	\$50
Non-Resident 18 Hole with Cart	\$65
Resident 9 Hole	\$17.50
Resident 9 Hole with Cart	\$25.00
Non-Resident 9 Hole	\$25.00
Non-Resident 9 Hole with Cart	\$32.50
Utah Resident Rate 9 Hole	\$22.50
Utah Resident Rate 9 Hole with Cart	\$30.00
Resident Off-Season 18 Hole	\$26
Non-Resident Off-Season 18 Hole	\$30
Small Range Bucket	\$4
Large Range Bucket	\$8

**8.6. LIBRARY FEES.** The Park City Library Board routinely reviews non-resident fee options and recommends changes. Library services, which are funded by the General Fund, are provided without charge to property owners, residents, and renters within the City's boundaries. Non-resident card fees are charged to those who request borrowing privileges but live outside the City's taxing area. On September 8<sup>th</sup>, 2002, the Library Board voted to change the fee charged to some non-resident library users. The Library also charges fines for materials that are overdue.

Non-Resident Card Fees

Family membership	\$40.00 per year
Temporary membership (90 days)	\$20.00 plus
Students residing in Summit County (ages 5-18)	Free
Organization card - non-profit	\$45 per year
Organization card - for-profit	\$55 per year
Interlibrary Loans	\$1 charge per item

Late Fees

Items

Fines

Books, Audio Books, Maps, and Music CDs	\$0.10/day (\$5 Max)
Video and DVDs	\$0.10/day (\$5 Max)
Rapid Readers	\$1.00/day (\$10 Max)
Audiovisual Equipment	\$10.00/day
Lost or Damaged Items	Replacement cost plus a \$5.00 processing fee

Outstanding fines may be waived at the discretion of the Library Director in exchange for food, as specified in the adopted "Food for Fines" Policy (Approved 4/9/2014 Park City Library Board)

**8.7. CEMETERY FEES.** Anyone owning property, currently residing, or having resided in Park City for a period of more than ten years consecutively, is eligible to purchase cemetery property or may be buried in the Park City Cemetery. All cemetery plots will be sold on a first-come, first-served basis. The same criteria above are used for the rights to purchase a plaque space on the Memorial Walls in the Cemetery.

	Resident <u>Fees</u>	Eligible Non-Resident <u>Fees</u>
Single adult grave	\$300	\$600
Single infant grave	\$150	\$300
Opening and closing adult grave	\$600	\$600
Opening and closing infant grave	\$360	\$360
Removal of adult from one grave to another within cemetery	\$960	\$960
Removal of infant from one grave to another within cemetery	\$720	\$720
Removal of adult for interment outside cemetery	\$480	\$480
Removal of infant for interment outside cemetery	\$360	\$360
Schil for flower beds/grave	N/A	N/A
Additional charge for after-hours burials including Saturdays, holidays, weekends	\$200	\$300
Interment of cremated remains	\$ 70	\$140
Monument grave marker maintenance	\$100	\$100
Memorial Wall plaque space	\$250	\$500

**8.7.1. Cemetery Fee Waivers.** Any or all of the fees associated with the operation of the Park City Cemetery may be waived by the Cemetery Sexton, however such consideration is focused on persons who provided exceptional community service or residents with proven financial hardship. Grave sites, located in the "veterans section" for Park City veterans, firemen and police officers will be provided free of charge, as well as fees for cemetery services. Family members wishing to be buried in this section of the cemetery will be charged for lots and services.

**8.8. PARK PAVILION RENTAL FEES.** It is not mandatory that a fee be paid for the use of a park pavilion. However, those persons having reserved a pavilion and paid the reservation fee shall have the exclusive use to use that pavilion over others. Reservation fees for park pavilion use are as follows:

<u>Rotary and South-End of City Park Pavilions</u>	<u>Half Day</u>	<u>Full Day</u>
Residents within Park City School District	\$ 50	\$ 85
Non-residents/commercial plus +\$100 refundable cleaning deposit	\$125+	\$200+

**8.9. MINERS HOSPITAL COMMUNITY CENTER FEES.** This facility is located at 1354 Park Avenue. Reservation fees for use of the Miners Hospital Community Center are as follows:

- Group 1: Activities which are free and open to the public, or educational/informational.
- Group 2: Activities which are open for public participation but charge a fee for participation such as fundraisers, conferences or other promotional events.
- Group 3: Activities which are closed to the public such as private receptions, conferences or parties.
- Group 4: Activities which are held between the hours of 6:00 p.m. and 8:00 a.m.

Location	Group 1	Group 2	Group 3	Group 4
Miners Hospital 1 <sup>st</sup> Floor	Free	\$18/Hour	\$23/Hour	\$30/Hour
Miners Hospital 2 <sup>nd</sup> Floor	Free	\$18/Hour	\$23/Hour	\$30/Hour
Miners Hospital 3 <sup>rd</sup> Floor	Free	\$15/Hour	\$20/Hour	\$25/Hour
Miners Hospital Basement	Free	\$15/Hour	\$20/Hour	\$25/Hour

Cancellation Policies for entire building reservations:

For two hour reservations, a \$25 handling fee will be charged for cancellations received less than one week prior to rental.

For half-day reservations, a \$50 handling fee will be charged for cancellations received less than two weeks prior to rental.

For whole day reservations, a \$75 handling fee will be charged for cancellations received less than two weeks prior to rental.

Notes:

\*\*a \$50 damage/cleaning deposit is required on all whole day rentals, refundable if the facility is left in satisfactory condition; full payment of all fees is due two weeks prior to the facility rental.

\*\*\*a \$300 damage/cleaning deposit is required on all special events rentals, \$275 is refundable if the facility is left in satisfactory condition; full payment of all fees for special events is due 30 days prior to the date of the event.

**8.10. PARK CITY LIBRARY & GATHERING ROOM RENTAL RATES**

Park City Library Facilities and Gathering Rooms are located at 1255 Park Avenue. The rates for the spaces are as follows.

Second Floor Rooms: Library Facility Use and Rental

- Group 1: Activities which are free, open to the public, and educational/informational.
- Group 2: Activities which are open for public participation but charge a fee for participation such as fundraisers, conferences or events.
- Group 3: Activities which are closed to the public such as private receptions, conferences or parties, and/or which may promote or solicit business, sponsorship, membership or donations.
- Group 4: Activities which are outside of Library operating hours.

First and Third Floor Rooms: Gathering Room Use and Rental

- Group 1: Activities which are free, open to the public, and educational/informational.
- Group 2: Activities which are open for public participation but charge a fee for participation such as fundraisers, conferences or events.
- Group 3: Activities which are closed to the public such as private receptions, conferences or parties, and/or which may promote or solicit business, sponsorship, membership or donations.
- Group 4: Activities which are outside of Library operating hours.

Location	Room	Occ.	Group 1	Group 2	Group 3	Group 4
Library 1st Floor	Entry Hall	43	\$150/Hour	\$150/Hour	\$300/Hour	\$300/Hour
Library 1st Floor	Entry Hall Patio	90	\$200/Hour	\$200/Hour	\$400/Hour	\$400/Hour
Library 1st Floor	Public Meeting Room 101	34	Free	\$25/Hour	\$50/Hour	\$50/Hour
Library 2nd Floor	Study Rooms 1 - 8	3 - 6	Free	Unavailable	Unavailable	Unavailable
Library 2nd Floor	Meeting Room 201	34	Free	\$25/Hour	\$25/Hour	\$50/Hour
Library 2nd Floor	North Conference Room	12	Free	\$20/Hour	\$20/Hour	\$40/Hour

Library 2 <sup>nd</sup> Floor	South Conference Room	12	Free	\$20/Hour	\$20/Hour	Unavailable
Library 3 <sup>rd</sup> Floor	Public Meeting Room 301	34	Free	\$25/Hour	\$50/Hour	\$50/Hour
Library 3 <sup>rd</sup> Floor	Jim Santy Auditorium	516	Free	\$95/Hour	\$200/Hour	\$200/Hour
Library 3 <sup>rd</sup> Floor	Community Room	85	Free for two (2) hours, \$25/Hour	\$75/Hour	\$150/Hour	\$150/Hour
Library 3 <sup>rd</sup> Floor	Kitchen	10	Free	\$30	\$40	\$40

PA System rental per event \$100.00

Notes:

1. Advance reservations and standard lease agreement required, tenants included.
2. It is the responsibility of the User to review the *Park City Library Facility Use and Rental Policy* as well as the *Gathering Room Use and Rental Policy*.
3. Special parking arrangements may be required for events for more than 250 participants and guests.
4. All rates are subject to change without notice.
5. All deposits and fees are to be paid in advance.
6. Rental rates for auditorium equipment are calculated separately.
7. The City intends that no resident under 18 years old or over age 65 be denied the use of any program, activity or facility for reasons of financial hardship. The Library Director may, at heris discretion, waive all or a portion of a fee, or may arrange offsetting volunteer work for anyone demonstrating an inability to pay for services.

**SECTION 9. ICE ARENA AND FIELDS RENTAL FEE SCHEDULE.**

9.1. Establishing User Fees. Fees shall be set at a level which ensures program quality and meets the objectives of the City Council. Area rates apply to residents of Park City, Summit County and Wasatch County. Outside rates apply to requests outside Summit and Wasatch Counties.

Field Fees

Additional Restroom Cleaning

\$30 per clean

<u>Ice Arena Admission Fees</u>	<u>Local Area Rates</u>	<u>Outside Area Rates</u>
<u>Youth = 6 -17 year olds; Adult = 18 and over</u>		
<u>Youth Resident Rate Honored for all Senior and Military</u>		
Public Skate – 5 years & under	Free	Free
Public skate – youth	\$6.00	\$10.00
Public skate – adult	\$6.50	\$10.50
Cheap Skate (includes skate rental)	\$6.00	\$9.50
Group Rates (20+) includes admissions & skates	\$7.00	\$11.00
School Rate- includes skate rental	\$6.00	N/A
Skate rental	\$3.50	\$3.50
Drop-in hockey - youth	\$8.00	\$12.00
Drop-in hockey - adult	\$10.50	\$14.00
Coached Drop-in Hockey – adult	\$12.50	\$16.00
Coached Drop-in Hockey - youth	\$10.00	\$13.00
Drop-in Hockey- Goalie	\$5.00*	\$5.00*
*Goalies may play for free if they do not wish to pre-pay and if space is available		
Drop-in Speed Skating – youth	\$8.00	\$12.00
Drop-in Speed Skating – adult	\$10.50	\$14.00
Freestyle-Youth	\$8.00	\$12.00
Freestyle-Adult	\$10.50	\$14.00
Drop-in Curling	\$12.50	\$16.00
Drop-in Skating Class	\$15.00	\$18.00
Off-Ice Conditioning - youth	\$11.50	\$14.00

10 Session Punch Cards will be sold to locals only - \$0.50 off each session or \$5 off in total.

Admission Passes (10 admissions)

Public Skate – youth	\$55	N/A
Public Skate – adult	\$60	N/A
Drop-in Hockey - youth	\$70	N/A
Drop-in Hockey – adult	\$95	N/A
Drop-in Hockey- goalie	\$50(no additional discount)	
Coached Drop-in Hockey – youth	\$95	N/A
Coached Drop-in Hockey - adult	\$120	N/A
Freestyle-youth	\$70	N/A
Freestyle-adult	\$95	N/A
Drop-in Speedskating – youth	\$75	N/A
Drop-in Speedskating – adult	\$100	N/A
Off-Ice conditioning – 10 punch	\$110	N/A

Internet Admissions Fees (discounted \$1 for registering on-line). Not all programs are available for pre-purchase online. Purchases need to be completed by 9:00 pm the day prior to the scheduled program. Sessions become available for purchase around the 15<sup>th</sup> of the month for the following month. Goalie fees are not discounted for pre-purchase online.

Adult Drop-in Hockey	\$9.50
Freestyle- youth	\$7.00

Off-Ice \$10.50  
 Additional discount not provided on goalie punch card for sales online.

Hourly Ice

User Groups\*/Employees \$195  
 Locals / Businesses \$210  
 For-profit \$285

Daily Facility Rental

The daily facility rental fee includes the use of the party rooms with the applicable hourly ice rate when eight or more hours of ice are rented in one day.

\*User Groups are defined as local, organized programs who rent weekly ice from the arena (minimum 25 hours per season).

Season Passes (11 month season)

Family (4)\* \$500  
 Additional Family Member \$50 per person  
 Adult \$250  
 Youth (6-17 year olds/Senior +55 years) \$180  
 Patinum Figure Skating Pass \$4300  
 Gold Figure Skating Pass \$4150  
 Silver Figure Skating Pass \$3100

Equipment (per hour)

Broomball \$30.00  
 Curling (2 hour minimum) \$20.00 per lane per hour

Figure Skating Season Passes

Platinum (FS, S&C, PS, Sharpens) \$4,300  
 Gold (FS, Ballet, S&C) \$4,150  
 Silver (FS) \$3,100  
 Bronze (Public Skate)  
     Family (4)\* \$550  
     Additional Family Member \$50 per person  
     Adult \$260  
     Youth (6-17 year olds/Senior +55 years) \$190

Birthday Parties

Basic Package \$150

Equipment (per hour)

Broomball \$35.00  
 Curling \$25/hour/lane  
 Hockey (non-program rental) \$10/week

Skate Services

Punch cards available for overnight services only. Pre-payment is required for all skate sharpening, the punch card is product of convenience.

Hockey Skate Sharpening	
24 Hours	\$5.50
Immediate	\$8.50
Punch Card (10 punch)	\$55
Goalie Skate Sharpening	
24 Hours	\$6.50
Immediate	\$9.50
Punch Card (10 punch)	\$65
Figure Skate Sharpening	
24 Hours	\$7.50
Immediate	\$10.50
Punch Card (10 punch)	\$75
Competitive Figure Skate Sharpening	
24 Hours	\$10.50
Immediate	\$13.50
Punch Card (10 Punch)	\$110
Custom Radius	\$20.00
Figure Skate Sealing	\$30.00
Rivets Replacements	\$2.00 (ea.)
Blade Holder Replacements	Varies with skate and blade type
Figure Skate Blade Mounting (per pair)	\$25.00

Room Rental

Multi-purpose Rooms	\$40/hr (ea.)
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User Groups can use the Party Room for 24 hours at no cost, but rooms must be booked in advance.

Locker Rental (Annual Fee)

	<u>First Floor</u>	<u>Second Floor</u>
Regular Locker	\$175	\$125
Large Locker	\$205	\$155

Gate Fees

The Park city Ice Arena will take 25% of any gate fees collected for an event.

Vendor Fees

The Park City Ice Arena will charge a flat fee of \$50/day for any food, beverage or merchandise sold. Vendors are not permitted to sell products that are sold by the Park City Ice Arena.

Advertising Fees and Sponsorship Fees

Dasher Board Ads	\$800-\$1600 (depending on location)
In Ice Ads \$25/sq. foot	\$2,000
Speed Skating Pad Pockets	\$150
Wall Banners	\$2,500
Glass Decals	\$400
Program Sponsorship	Varies by program
Information Screen	\$150 (per month)
Scoreboard Screen	\$150 (per month) / \$1,500 (per year)

Note: All user groups will receive a free dasher board ad on the east side to promote their activity. They can sell the ad, acknowledge their sponsors or promote their program.

9.2. Recreation Program Fees The Park City Ice Arena offers a variety of organized programs and activities. Due to the fluctuations in the number of participants and frequent changes in circumstances, program fees are established on a program-by-program basis by dividing the number of projected participants by the estimated program costs.

9.3. Fees for Non-Recreational Activities at the Ice Arena Facility The fees charged for non-recreational or special event use will be competitive with the marketplace providing the fees cover a minimum of: a) the costs involved in the production of the event; and b) recovery of lost revenue.

The Park City Ice Arena is principally for recreation. Non-recreation activities usually will be charged up to fifty percent (50%) more than the minimum. No fee waivers for non-recreational or special event use will be permitted. However, the City Council may authorize the City to pay all or a portion of the fee in accordance with the master festival ordinance provisions.

9.4. Fee Increases Recommendations for fee increases may be made on an annual basis. The City will pursue frequent small increases as opposed to infrequent large ones. Staff will be required to provide an annual review and analysis of the financial posture of the Ice Arena Fund along with justification for any recommended increase. When establishing fees, the City will consider rates charged by other public and private providers as well as the ability of the users to pay.

The City Manager will have the authority to annually increase fees up to \$.50 or 10%, whichever is greater. Any requested increase over that amount will require Council action. Fee increases will take place only if they are necessary to achieve the City Council's objective and maintain program quality, and only with the authorization of the City Manager or the City Council.

9.5. Discounting Fees The Ice Arena Manager may discount fees when:

1. Offering special promotions designed to increase use.
2. Trying to fill non-prime time.
3. Introducing new programs or activities.
4. Playing conditions are below standard due to weather or facility disrepair.

9.6. Fee Waivers. The City intends that no resident under 18 years old or over age 65 be denied the use of any program, activity or facility for reasons of financial hardship. The Ice Arena Manager may, at her discretion, waive all or a portion of a fee, or may arrange offsetting volunteer work for anyone demonstrating an inability to pay for services.

9.7. Establishing Fields User Fees: Fees shall be set at a level which ensures field quality and meets the objectives of the City Council. Resident rates apply to residents of Park City School District. Visitor rates apply to requests outside of the Park City School District Boundaries. In order to receive the resident rate a minimum of 75% of the participants must be residents of the Park City School District.

	FULL COMPLEX RATES					
	FULL DAY VISITOR	FULL DAY RESIDENT	HR/FIELD VISITOR	HR/FIELD RESIDENT	VISITOR TOTAL	RESIDENT TOTAL
PCSC Stadium SB	\$500	\$200	\$100	\$50		
PCSC Stadium SOC	\$500	\$200	\$100	\$50		
PCSC multipurpose	\$375	\$100	\$75	\$40	<b>\$1,600</b>	<b>\$1,000</b>
PCSC Sportexe	\$1,000	\$500	\$200	\$100		
PCHS BB	\$375	\$100	\$75	\$40		
PCHS SB	\$375	\$100	\$75	\$40		
PCHS LL	\$375	\$100	\$75	\$40	<b>\$800</b>	<b>\$575</b>
North 40 North	\$375	\$250	\$75	\$40		
North 40 South	\$375	\$250	\$75	\$40	<b>\$500</b>	<b>\$350</b>
City Park	\$375	\$250	\$75	\$40	<b>\$375</b>	<b>\$250</b>
PCHS Dozier	\$1,000	\$500				
TMIS	\$375	\$100	\$75	\$40	<b>\$675</b>	<b>\$450</b>
Stakeholder Fee						\$200 per team per season youth

- Volleyball Court Fees (per court) \$30/hr R \$45/hr NR
- (2 courts) \$120/day R \$180/day NR
- Stakeholder Fee \$200/day R \$288/day NR
- Additional Restroom Cleaning \$300/team/season - adult
- Additional Field Prep (Softball/Baseball) \$30 per clean
- Special Field Prep (Low grass Cut) \$75 per field
- Field Set Up (Lacrosse, Soccer, Football) \$1,000 per field
- Lights - PCSC & City Park \$200 per field
- \$20 per hour

**SECTION 10. MISCELLANEOUS FEES.** The following fees are set to insure cost recovery and use fees for additional City services associated with but not limited to Master Festival, Special Event or Small Scale Community Licenses and approved filming activity.

- 10.1 Fee for in lieu of providing public parking \$14,000 per stall
- 10.2 Returned Check Charge: \$25.00

10.3	<u>News Rack Application and Permit</u>	\$50 per application \$75 per three-year permit
10.4	<u>Bleachers</u>	
	Bleacher Rental (per bleacher, per day)	\$53.00
	Bleacher Delivery and Pick Up (per event, all bleachers)	\$93.25
10.5	<u>Banner Installation</u>	
	Street Banner Installation-entire Main	\$648.70
	Street Banner Installation-every other Main	\$486.55
	Street Banner Installation-every 3rd	\$324.35
	Street banner Installation- Roundabout	\$346.65
	Street Banner Installation- Kearns	\$1,431.00
	(Includes state permit, barricades and signage, required during install and takedown)	
10.6	<u>Parks Clean Up, Labor and Equipment</u>	
	Pressure Washing (per hour, incl operator)	\$47.70
	Pavilion Cleaning	\$157.95
	Trash Removal	\$33.90
	(public property only - not provided for private property)	
	Extra Trash Cans	\$6.75
	Trash Bags	\$2.10
10.7	<u>Public Safety</u>	
	Police Officer(per employee, per hour - four hour minimum)	\$75.00
	Holiday (per employee, per hour- four hour minimum)	\$165.00
10.9	<u>Parking Reservation Fees (Parking Department)</u>	
	Application Fee	\$22.25
	Main Street, Heber Avenue, Park Avenue (Heber to 9th St)	\$20.00
	Swede Alley Parking Space (per space, per day)	\$13.25
10.10	<u>Barricades (cost per barricade)</u>	
	Crowd Control Barricades	\$5.90
	Street Barricades	\$1.40
10.11	<u>Dumpsters</u>	
	8 Yard (delivery + haul off fee)	\$210.00
	30 yard (delivery + haul off fee)	\$210.00
	Landfill fee for 30 yard dumpster (per ton)	\$23.00
10.12	<u>Streets Equipment and Materials</u>	
	<u>Equipment</u>	
	(2 hour min. - billable rate is portal to portal, cost includes operator, fuel, maintenance)	
	Large Loader (per hour, 1 staff)	\$103.20
	Small Loader (per hour, 1 staff)	\$71.95
	Street Mechanical Sweeper (per hour, 1 staff)	\$150.60

Unimog with Snow Blower (per hour, 1 staff)	\$180.20
Unimog Snowplow (per hour, 1 staff)	\$88.35
Loader with Blower (per hour, 1 staff)	\$218.65
1 Ton Truck with dump (per hour, 1 staff)	\$54.15
2 Ton Truck with dump (per hour, 1 staff)	\$86.55
Bucket Truck (per hour, 2 staff)	\$117.65
Skid Steer (Cat 262 - per hour, 1 staff)	\$55.90
Add Grinder	\$7.60
Add Snow Blower	\$6.35
Backhoe (per hour, 2 staff)	\$98.75
Air Compressor (per hour, 1 staff)	\$42.00
Graffiti Truck (per hour, 1 staff)	\$75.05
Portable Electronic Sign/ message board (per day)	\$151.20

10.13 Materials

Salt (per ton)	\$39.95
Road base (per ton)	\$13.50
Sand (per ton)	\$13.50
Cold Patch (per ton)	\$90.70
Hot Mix (per ton)	\$66.95

10.14 Personnel (total compensation per employee, per hour, during regular business hours)

Parks Dept. (PCMC employee - Seasonal Parks III –non-benefited)	\$23.30
Streets Department (Streets III employee)	\$30.25
Special Events Department (staff)	\$42.25
Cleaning Labor – restrooms, buildings and other (contract labor)	\$28.00

10.15 Application Fee (Processing and Analysis)

New Event	\$160
Reoccurring Event	\$ 80

10.16 Public Parking Lot Use Rates for approved Master Festival Events:

All lot fees are for approved Master Festival licensed events only. Regular parking rates apply at all other times

Brew Pub Lot – Upper Lot	\$240 per day
Brew Pub Lot – Lower Lot	\$105 per day
North Marsac Lot	\$ 50 per day
Swede Alley Surface Lot	\$ 50 per day
Swede Alley Wall Lot	\$ 50 per day
Flag Pole Lot	\$ 50 per day
Sandridge lot – Upper/Lower	\$ 50 per day/ per lot
Quinn’s Sports Parking Lots 1, 2, 3	\$ 50 per day/ per lot
Mawhinney Parking Lot	\$ 50 per day
Library Parking Lot – Partial Use Only	\$ 50 per day

10.17 Trail Use Fees

Trail Use Fee and Deposit Schedule

ACTIVITY	NUMBERS	LOCAL NON-PROFIT	OUT OF AREA NON-PROFIT	LOCAL PROFIT	OUT OF AREA PROFIT
Mountain Biking	30-350	1% x \$150 x number of participants	2% x \$150 x number of participants	1.5% x \$150 x number of participants	3% x \$150 x number of participants
Cross Country Skiing*	30-350	.5% x \$150 x number of participants	1% x \$150 x number of participants	1% x \$150 x number of participants	1.5% x \$150 x number of participants
Triathlon*	30-350	1.5% x \$150 x number of participants	2.5% x \$150 x number of participants	2% x \$150 x number of participants	3.5% x \$150 x number of participants
Running/Walking/Snowshoe*	30-500	.5% x \$150 x number of participants	1% x \$150 x number of participants	1% x \$150 x number of participants	1.5% x \$150 x number of participants
Other (Events that may propose significant impacts to the system)	TBD	TBD	TBD	TBD	TBD

If Council approves additional participation above a capped quota of participants, add \$2/participant in addition to fees provided below.

\*All winter events that propose to use the winter trails system may be subject to a grooming fees of \$30/hr. This fee may include pre-event preparation of the trails and post event maintenance of the trails.



**PARK CITY COUNCIL MEETING MINTUES-DRAFT**

**SUMMIT COUNTY, UTAH**

**June 11, 2015**

To discuss Property, Personnel and Litigation

**WORK SESSION**

**Council Questions and Comments and Manager's Report**

Council member Matsumoto reminded everyone of the Library opening on Saturday June 13<sup>th</sup> and the Home Tour also on Saturday.

Council member Beerman stated he and Liza took a tour of the houses on 1450/60 houses and found them in bad shape. Attended Mountain Accord meetings as well as the Historic Park City and the Hwy 40 Wildlife Corridor ribbon cutting ceremony.

Council member Henney attended the Park Silly Sunday Market, the Mountainlands Community Housing trust meeting as well as the Wildlife corridor ribbon cutting ceremony as well. Inquired about a Bob Wells memorial plaque being placed at the City Hall Plaza. Council agreed that this should go through the staff protocol.

Council member Simpson attended a JTAB meeting, stated that she was interviewed for the TV show "The County Seat". Thanked Rhoda for the house tour. And attended the County Council work session with City Manager Foster.

Mayor Thomas attended the US 40 wildlife ribbon cutting event. Attended the "What's Next" discussion on KPCW with Council member Henney.

**Old Town Curbside Performance Budget Park City's Old Town Neighborhood**

Matt Abbot, Michelle Downard and Gabe spoke to Old Town toters. Downard stated this item came to the building/enforcements attention after the budget season and she is requesting a priority level be set to see if it should proceed outside the budget process. Council agreed that labeling is the key to a step towards enforcement but would like to wait for the FY 2016 budget process.

Mayor Thomas opened the floor for public input.

Hope Melville stated that she feels there are two issues one contamination and one labeling of the cans. She feels that if there is a label on the can it would deter people from leaving the toters on the street. Also spoke to the orphan cans asking if staff would promote the labeling system and then pick up blank cans to rid the street of the clutter. She also spoke to the contamination of the recycling.

Paul Beesom, Old Town Resident, stated that this problem is created because of the big bins and the addition of the recycle bins. Stated that he watched the street sweeper go up and down the street and saw that it was ineffective due to the toters. As well as a safety issue with the narrow streets. Suggested community outreach using KPCW and the Park Record asking residents to clean up the streets. Spoke to the bin sizes and a remote location for dropping off trash and opting out of the pick-up program.

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Becca Gerber shared two personal experiences stating that she ends up moving all the cans from nightly rentals back to the proper residents.

Council member Beerman stated that he feels like this is Groundhog Day!

#### **McPolin Barn Preservation Update**

Matt Dias, Assistant City Manager, Jonathan Weidenhamer, Economic Development Manager; Denise Carey, McPolin Barn and Golf Coordinator and Brett Goodman with BHB Engineering spoke to the McPolin Barn improvements. Dias stated that there is a budget request \$800,000 following direction from the February 2015 work session discussion. Thomas states the fix that was made 25 years ago was just a solution to keep it from falling over and feels there needs to be a more aggressive plan to stabilize it and remove the cables which might be doing more damage than good. Matsumoto states she doesn't want the look of the barn to change, inside or outside and is concerned about the mention of using steel in the analysis. Goodman states there are ways to wrap the steel in wood or make it less visible and intrusive. States the upgrades are challenging since most of what they would be doing will be visible. States they feel getting to code level is the best way to go. Dias reminds Council will have many more opportunities to discuss the options before any changes are made to the barn. Simpson thanks Staff for all their hard work and fully supports their direction. Is willing to spend more money but doesn't want to go in that direction until we have heard from the community about how they feel the barn should be used. Carey states they have had over 460 public comments on the survey that reflect their desires to hold more public events and be able to go inside the barn. Beerman agrees with Matsumoto to reserve the historic look and is interested in hearing public comments. Goodman states the outbuilding across the street is in need of work to be stabilized. The west facing barn wall is getting weak from wind blowing on it -- states those are the 2 most critical areas that need immediate attention. Weidenhamer states they have confirmed with BHB that the barn is not in immediate danger of falling over or being dangerous.

#### **Sundance Business License Process**

Rebecca Gillis, Finance Manager and Michelle Downard, Deputy Building Official, gave Council an update from last Sundance and spoke to next steps for the upcoming 2016 Festival. The biggest issue from this year was the late applicants - 400 hours of overtime; 650 hours total w/additional staff were spent on late applications. Staff stated 101 permits were applied for within the last week before the festival. Staff is still anticipating the same number of late applicants and are proposing the designed occupancy load to be required at time of application, special meeting to be held on or before 1/19/16 and an additional fee of \$76 per application to be heard at a special meeting to cover costs. Gillis explained how they arrived at the \$76 dollar fee based on this past year's costs. Council member Beerman asks for clarification on the rule that doesn't allow the city to shut down a business unless there is life-threatening danger. City Attorney Harrington explains why just shutting down businesses without a paper license is not legal. Council member Beerman states he feels we are not hard enough on chronic abusers who skirt the licensing law. Gillis states violators who haven't paid past fines can be denied future licenses. Council member Simpson asks how we track abusers and hold the right people responsible. Harrington explains it varies under the circumstances and depends on the nature of the citation and other factors. Council member Beerman tells about repeat offenders he is familiar with and asks how we stop them. Harrington explains individual applicants who violate the law can be flagged and given stricter compliance regulations but warns against having a one strike and you're out, black and white rule. Council member Henney asks if repeat offenders are easy to track and is there concern from Staff about them. Downard explains individual tracking can be difficult due to name changes, entity changes, etc. Kurt Simister explains there are repeat offenders who show up in different organizations or hide behind front men. Council member Simpson addresses concern about all steps that have to take place after Council approval and asks if Council approval can be done at the very end of the process to alleviate the workload on Staff. Simister states all the requirements are to promote safety and that that should be the focus. Gillis states there are some code issues that have to be worked through first to arrange that. Council member Matsumoto suggests Staff be flexible with the process as it is hard for the public to understand all the steps and the order they should go in. Downard states Staff understands the difficulty and is flexible. Council member Simpson reiterates she

## **PARK CITY COUNCIL MEETING MINTUES-DRAFT**

### **SUMMIT COUNTY, UTAH**

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the amount of workload on Staff's end after Council approval in that we will always have late applicants but hopes we can shift as much as we can to the application process stage. Council member Henney agrees with Simpson but asks for Staff's opinion as they would know best how the process can be made better. Council member Beerman expresses frustration with the process changing from year to year and frustration with Staff focusing on small matters instead of real-life solutions. Simister states they are seeing 30% increases in tag-on activities and that the last 10-day rush is due to promoters looking for ways to cover tag-on activity costs. Council member Matsumoto asks if anyone applies early for a pre-inspection. Downard states yes there are some who apply, which allows Staff to address safety issues up front instead of at the last minute. Foster states Council can send a strong message by not agreeing to hold a special meeting, which would reflect their concern for Staff's time as well. Council member Simpson feels there's no way to avoid a special meeting since there will always be applicants having to apply late due to events beyond their control. Council members Henney and Matsumoto asked about 1 bathroom per 40 people code requirement. Chief Building Official Chad Root says the intention was to avoid having Main Street lined with port-a-potties. Council member Matsumoto says having a bank of port-a-potties on the street might not be a bad idea since festival-goers are out on the street anyway. Foster clarifies that last year we communicated to business owners and had them sign a form stating they would need to solve their bathroom situation per international code requirements. Council member Henney states he feels lines of people waiting outside a venue to get in would constitute a need for the port-a-potties. Council member Simpson feels the City should not be responsible for paying for the port-a-potties but people should have the option to step up and pay for them themselves. Council member Matsumoto states she is in favor of limiting occupancy based on bathroom needs but also feels we should look at ways to provide proper bathroom facilities for the crowds but is not sure who the responsibility falls on. Council member Beerman states he feels we should provide additional bathrooms for the crowds but that adding a bathroom to a building just for the festival may not be feasible for a lot of owners. Council member Simpson feels business owners who didn't apply for a bathroom hardship waiver last year should be allowed to apply for one next year. Weidenhamer recommends we limp through the bathroom issue for a few more years until more public restrooms are available on Main Street. Root states about six owners applied for a bathroom hardship and about eight business owners added bathrooms for the festival. Mayor Thomas states he feels if people want to play they should pay; in other words, if they depend on the income from Sundance, they should figure out a bathroom solution, states he liked the direction Staff was headed with the code requirement. Council supports recommendations one through five and asks Staff to come back on six. Event Staff will look at city-funded port-a-potties and recommendations.

### **Community Engagement Update**

Phyllis Robinson, Community Affairs Manager, Craig Sanchez, Sustainability and Elizabeth Quinn-Fregulia, Sustainability, spoke to engagement activities they have been working on such as the "What's Next" forum, Library grand opening, Public Office seminar and beautification projects around town. Quinn-Fregulia spoke about the Community Newsletter and their three-pronged approach of revamping it. Three prongs are the look, they came up with a new template that really pops; the content, they thought of ways to make it more than just regurgitating what is on the radio such as having the people involved tell the story to enliven and better illustrate each story; and third the delivery platform. Quinn-Fregulia reports their open and click-through rates for newsletter readership have increased in the three months they've made these improvements. Results show people are interested in who's working for the city and what they're doing for the city. Total distribution rate is about 3,000. Council member Simpson states Staff has done a fabulous job revamping the newsletter and is thrilled they have an editorial calendar. Council member Henney reports he noticed the new look and was drawn in to read the stories. Council member Simpson suggested reaching out to HOAs and second-home owners to get the newsletter in their hands. Council member Beerman loves the new look and personal touch, suggests signing people up for the newsletter at upcoming community events. Sanchez discusses "Let's Talk Park City" by Mind Mixer launched a few years ago and states they are trying to do more public participation with community check-in activities that allows community to engage and give their feedback, opinions, etc. States they are looking to get better demographic data from Mind Mixer. Discussed the survey they did this spring that asked four questions regarding priorities such as environmental conservatism, how

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### **SUMMIT COUNTY, UTAH**

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doing, continuing open space and managing growth and an open comment. Several top comments addressed concerns about becoming a resort area with not many locals left, confusion on where we're headed with growth, environmental concerns, affordable housing.

Robinson addressed community outreach efforts in Lower Park Avenue regarding topics such as housing, community services, city-owned land, childcare and re-opening of the library which serves as an anchor to that neighborhood. States Staff will present a set of development alternatives to Council on July 16th and will return to Council for recommendation on an approach following the July 13-16 Design Studio. Robinson discussed the National Citizen Survey her team will be heading up again this year asking Council if they are interested in Staff sending out the survey with the yellow envelopes again. Council concurred. Council member Simpson states she is not interested in talking about additional activities since we are loaded up right now, but would like to add to the survey a question about why people don't ride the bus. Council member Henney states he likes being able to interact with people in their own neighborhoods and would like to have more opportunities to do more activities like that. Council member Simpson states she likes the table at the supermarket idea in getting feedback. Council member Beerman states we may be surprised at how many people will be coming in to use the space in the new library and is excited for that new demographic asking about information gathering from the community and ways to expand on that. Council member Henney asks about the tapping into non-profit group databases to communicate information to them and get them involved. Council thanked Staff for their outstanding work, especially with the newsletter. Mayor Thomas asks about best methods on reaching all cross-sections of the community. Robinson states they try to use all avenues of communication in order to reach as many residents as possible.

### **Park City Fire Ban**

Hugh Daniels, Emergency Management Manager, sitting in for Chief Wade Carpenter, Kurt Simister Deputy Fire Marshall and Chat Root Chief Building Official discussed the possibility of a fire ban. Root states he wishes to clear up urban legends regarding fire bans. States recreational fires are allowed on a portable device in their backyards. States fire code official has the authority to put a fire ban in place if necessary without going to Council. Ban would be for solid fuel burning devices only. At that point they would do public outreach and communicate to Council their decision. Simister clarifies propane tank grills used at single-family dwellings do not need permits; however grills on combustible decks in apartment units, for example, do require permits. Root clarifies they do not have the authority to declare a ban on ignition source fires without an ordinance from Council, only on solid fuel burning devices. Council member Beerman asks if Council would later be able to disagree with an ordinance they pass on fire bans, to which Staff concurs that Council would be able to supersede their decision. Root continues by saying Staff recommends prohibiting fireworks on Class C fireworks except on days they specify. Council agreed that staff should move forward on a fire ban. Staff will bring this item back to Council on June 25<sup>th</sup>.

### **REGULAR MEETING**

6:00 PM

- I. **ROLL CALL-** Mayor Jack Thomas called the regular meeting of the City Council to order at approximately 6:00 p.m. at the Marsac Municipal Building on Thursday, June 11, 2015. Members in attendance were Jack Thomas, Andy Beerman, Liza Simpson, Tim Henney and Cindy Matsumoto. Dick Peek was excused. Staff members present were Diane Foster, City Manager; Matt Dias, Assistant City Manager; Mark Harrington, City Attorney; Marci Heil, City Recorder; Karen Anderson, Deputy City Recorder; Clint McAfee, Water and Streets Manager; Kirsten Whetstone, Senior Planner; Adrian Juarez, Library Director; Jonathan Weidenhamer, Economic Development Manager; Jenny Diersen, Special Events.

### **II. COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF**

**PARK CITY COUNCIL MEETING MINTUES-DRAFT**

**SUMMIT COUNTY, UTAH**

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Clint McAfee, Water and Streets Manager, informed Council that they need to continue consent item #3 to next week and schedule as a Water Service District meeting.

Adriane Juarez, reminded Council of the Library grand re-opening Saturday and presented the Council with Book Brigade pins.

**III. PUBLIC INPUT (ANY MATTER OF CITY BUSINESS NOT SCHEDULED ON THE AGENDA)**

Bill Humbert stated that one thing he judges people on is listening to what they say and watching what they do and he can verify that Council member Henney rides the bus. He then spoke to the work force housing issue suggesting an addition of housing to the brew pub lot. Mayor Thomas thanked Bill for his comments and reminded everyone that affordable housing is a top priority.

**IV. CONSENT AGENDA**

- Consideration of Amendment No. 1 to Forsgren's Contract for Park City Heights Inspection Services
- 1. A. for public improvement inspection services in the amount of \$50,960 for the Park City Heights Development project.
- 2. Consideration of a Construction Agreement for Little Bessie Storm Drain Improvements Project with B. Jackson Construction in a form approved by the City Attorney and for an amount of \$243,069.
- Consideration of a Second Amendment to the Agreement Between Mountain Regional Water Special Service District, Park City Water Service District, and Summit County Regarding Implementation of the Summit County Project, in a form approved by the City Attorney
- 3. Service District, Park City Water Service District, and Summit County Regarding Implementation of the Summit County Project, in a form approved by the City Attorney
- 4. Olympic Day Proclamation

**Council member Simpson moved to pull item number 2 and 4 off the consent agenda and removed number 3 off the agenda as it will come back next week during a Water Service District meeting.**

**Council member Matsumoto seconded  
Approved 4-1 Peek excused**

**Council member Beerman moved to approve Consent agenda #1  
Council member Matsumoto seconded  
Approved 4-1 Peek excused**

Consent item #2 discussion continued. Simpson inquired about the 57,000 charge for removing soils and how much less it would cost if there was a close landfill that would accept contaminated soils. Cassel stated that it would be much less.

Consent item #3 is continued to the June 18<sup>th</sup> Water Service District meeting.

**Council member Simpson moved to approve Consent item #2  
Council member Matsumoto seconded  
Approved 4-1 Peek excused**

Consent item #4 was discussed. Council member Simpson inquired about adding the language of "sexual orientation" to the regardless Whereas. Council was split 2-2 and Mayor Thomas agreed to move the proclamation through with staff working with the Olympic Committee to add the proposed language.

**Council member Matsumoto moved to approve Consent item #4  
Council member Beerman seconded  
Split 2-2 Approved with Mayor's tie breaker vote  
(Aye- Matsumoto, Beerman, Mayor-Nay Simpson, Henney-Excused- Peek**

**V. OLD BUSINESS**

1. Public Comment Water Elevation Based Surcharge

There were no comments made.

2. Public Comment Regarding Mountain Accord Interlocal Agreement

Neil Krasnick, resident, stated that he was reading through the Mountain Accord online following last week's meeting. He went through his items including: survey questions and other options for mass transit up Parleys. He outlined his comments and provided a copy to Marci for the minutes.

Bill Humbert stated that he has two quick thoughts, inquired if the transportation study has been taken off the table. Beerman stated that the NEPA study has been removed but a different study will be done to look at economic impacts of the surrounding communities. Humbert stated that he does not support connection as both sides are destinations. He does support Mountain Accord however he does have concerns with the special interest groups and would like reassurance that Council/Park City/Summit County can say "no" at any time.

Council member Beerman followed up on the questions from last week stating that there was a vote of the Executive Board to remove Guardsman from any further Winter Activity.

**VI. NEW BUSINESS**

**Council member Simpson moved to consider new business item 2 prior to item 1.  
Council member Beerman seconded  
Approved 4-1 Peek Excused**

2. Consideration of the 327 Woodside Amended Subdivision Pursuant to Findings of Fact, Conclusions of Law and Conditions of Approval in a Form Approved by the City Attorney.

Planner Whetstone stated that the applicant is requesting to combine the two lots of record into one lot with a 7 foot setback on the lot without the historic home. Planning Commission forwarded a positive recommendation and staff recommends that the findings of fact start on number 1 and the 7b condition should read North side.

Mayor Thomas opened the public hearing. No comments were made. Mayor Thomas closed the public hearing.

**Council member Simpson moved to approve the 327 Woodside Amended Subdivision Pursuant to Findings of Fact, Conclusions of Law and Conditions of Approval in a Form Approved by the City Attorney with amendments.  
Council member Beerman seconded  
Approved 4-1 Peek excused**

1. Consideration of the Following Library Policies: Room and Facility Policy for Public Gathering Areas and Rooms in the Building; Library Room and Facility Policy for Rooms Within the Library Proper; Dedication and Donation and Gifts Policy; Library Patron Behavior Policy; Delegation of Said Policies to the Library Director.

Adrian Juarez, Library Director, Jonathan Weidenhamer, Economic Development Manager, Jenny Diersen, Special Events, Margie Schlessler, Incoming Board President, Allison Butz, Outgoing Board President appeared before Council.

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Weidenhamer gave an update asking Council the following: If existing administrative policy on naming of public areas was sufficient; To approve a policy for ongoing dedication of library spaces and acceptance of donations and gifts; To approve a room or facility use and rental policy for the public gathering rooms within the building but outside the library proper; To consider the informational update on new administrative policies, and to delegate the administration of the policies related to room use and dedication of library spaces to the Library Director.

Mayor Thomas thanked the library staff for all their hard work on the new library. Council member Simpson echoes Thomas' sentiments and thanks staff for their hard work, especially on accepting donations and naming of facilities. Asked that they change the language regarding banning of patrons, change the secondary appeal to be the decision of the City Manager instead of library staff, as it has the potential to be a headache for library staff. Library staff agreed with Simpson.

Mayor Thomas opened the public hearing. There were no comments made. Mayor Thomas closed the public hearing.

**Council member Matsumoto moved to approve the Following Library Policies: Room and Facility Policy for Public Gathering Areas and Rooms in the Building; Library Room and Facility Policy for Rooms Within the Library Proper; Dedication and Donation and Gifts Policy; Library Patron Behavior Policy; Delegation of Said Policies to the Library Director with the change to the appeal process.**

**Council member Simpson seconded**

**Approved 4-1 Peek excused**

**VII. ADJOURNMENT**

**Council member Beerman moved to adjourn**

**Council member Henney seconded**

**Approved 4-1 Peek excused**

## Exhibit D



### **PARK CITY COUNCIL MEETING MINUTES – DRAFT** **SUMMIT COUNTY, UTAH** **June 18, 2015**

#### **CLOSED SESSION**

To discuss Property, Personnel and Litigation

#### **SPECIAL EVENT ADVISORY COMMITTEE AND PUBLIC ART ADVISORY BOARD INTERVIEWS**

Special Event Advisory Committee Interviews  
Public Art Advisory Board Interviews

#### **WORK SESSION**

##### **Council Questions and Comments and Manager's Report**

Council member Peek attended Friends of the Farm and reports the "Your Barn Door Is Open" event is coming up June 27<sup>th</sup>, which basically is a show and tell of the farm.

Council member Henney attended a Recycle Utah Board Meeting last Friday. Saturday he read a resolution proclaiming June 23<sup>rd</sup> as Olympic Day in Park City. He states there was a Tiny Tri event held for kids where they swam, rode bikes and ran. Reports he won his age group! Attended the Library Grand Opening and enjoyed the ceremony. Attended the Growth Forum on Monday and thanked Mayor Thomas, Elizabeth Quin-Fregulia, Phyllis Robinson and Diane Foster for carrying that out. Attended the HPCA Board Meeting Tuesday where Rick Anderson was concerned about construction impacting businesses on Upper Main. Reports HPCA held their officer elections and read the new officers' names. Attended the first concert at Deer Valley where Mountain Trails was the top non-profit.

Council member Matsumoto thanked Staff for all their hard work on the library grand opening. Attended the Growth Forum and reports Mayor Thomas and Council member Henney did a great job, encourages everyone to stay tuned for the next two parts of the forum which will be June 23<sup>rd</sup> at 6:00 and June 27<sup>th</sup> at 9:00 pm. Locations are listed on our website. Attended Summit Lands meeting, where they're planning an August 15<sup>th</sup> bash at Big Sky Ranch and tickets will be on sale soon. Regarding liaisons for the Planning commission and Historical Society, Matsumoto states she took over as liaison in February, has enjoyed meeting with these groups, but believes it's time for someone else to take over. Mayor Thomas says he will take over as primary liaison for Historical Society with Council member Henney as first alternate.

Council member Simpson thanked Melissa Band with the Legislative Committee at the Board of Realtors for allowing Phyllis Robinson and Alfred Knotts to speak. Gave kudos to everyone who worked so hard on the Library Grand Opening. States the Growth Forum was fabulous and thanked Staff for pulling that off under such a tight timeframe. Attended the Wildland Fire Policy work group in SLC where they discussed what our city's match would be in the event of catastrophic fires; the next meeting will be held in Draper. Thanked Mayor Thomas for hosting the Planning Commission and staff for a meeting at his home this past week.

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Council member Beerman says Saturday's library grand opening was spectacular and the book brigade was a blast. Pointed out that some of the light fixtures in the new library have incandescent light bulbs and hopes they can be switched to LEDs. Had a 50th anniversary celebration for Treasure Mountain Inn and thanked the mayor for his storytelling. Attended the Growth Forum, which was fantastic; thanks Staff for all their preparation. Feels we should consider various scenarios from all the meetings as a Council to address what we can do as a next step. Reports Mountain Accord is pushing towards a July 13th signing of the Accord.

Mayor Thomas thanked Staff and all who were involved with the library grand opening for doing an outstanding job as it was a very successful and fun event. Reports the Treasure Mountain Inn anniversary event was great fun. Attended the Growth Forum and points out discussions on growth can be painful and difficult and therefore thanks those involved for tackling the issue.

Diane Foster states a confirmation date of July 9<sup>th</sup>, 10:00 am, has been set for Council to meet at the Recycle Utah recycle center. Asked if Council would be interested in bringing back the subject of start dates of various boards and commissions interviews in a work session. Council member Simpson states doing the interviews during a busy time of the year, such as budget season, is not a good idea. Council member Beerman asked if the term-end dates of the board members could be staggered. Foster states all these concerns will all be a part of the later discussion, to which Council agrees to hold.

**Final Budget Discussion**

Jed Briggs, Nate Rockwood and Kory Kersavage, Budget, spoke to the changes to the final budget for fiscal year 2016. Briggs states these changes are what Staff will be asking Council to adopt in tonight's regular meeting; the parts include the regular FY 2015 & 2016 budget, city fee schedule, Council compensation ordinance, CEMP manual, Policies and Procedures ordinance, RDA ordinance and Municipal Building Authority ordinance. Briggs continues by explaining most budget changes towards the end of the year are to inter-fund transfers charging each other for different services. In addition, budget adjustments based on actual spending were made to the ED grant, ice's budget, building maintenance, utility costs and the self-insurance fund. Adjustments to self-insurance are based on premiums and claims, which were higher than anticipated. The last adjustment is to vacancy factor adjustments for FY 2015, which is the difference between the actual budget and personnel expenditures. Also, for next year, there were a lot of technical adjustments which include mistakes caught between the tentative and actual budget as well as personnel adjustments. Briggs then explained how funding for the inter-fund transfer fund operates, stating it doesn't have its own funded source so it gets funded from different departments. Lastly, regarding library utilities for next year, Briggs states Matt Abbott, Sustainability, felt very comfortable with the figures, as does the budget department, with little changes expected.

Rockwood spoke to the changes to the capital budget since the tentative budget was adopted, stating most are just technical adjustments. The general storm water project budget will be broken down into smaller, more specific budgets as projects move along, in order to track them better. Rockwood states interest earned from the city's impact fees accounts are added to projects such as neighborhood parks and Prospector Ave reconstruction. Also, the City Park Improvements adjustment was a mistake caught by Council member Simpson. A reconciliation of the Ice Facility account called for an adjustment to true up the account in order to better track all funds received from Basin Rec. Regarding affordable housing, rents that came in that should be put back into the program were budgeted up in order to true up the accounts. Regarding the Water fund, Rockwood states no changes were made other than moving funds set aside for a proposed bond, that wasn't necessary, back into water service fees. Lastly, changes were made to the water and general funds to reflect the value added to the services from these funds as requested by the state auditors. The law also requires public hearings be held when value transfers are made to the budgets. Rockwood states there was not time to hold hearings for this due to late notice of the change from the auditors, but he will see that they are scheduled in the future.

Kersavage spoke to the city fee schedule, stating it has been updated with a change clarifying language to the special meeting per applicant fee. Council member Simpson asked for clarification on the temporary resident 90-day library fee, which states \$20 plus. Kersavage was not sure what the "plus" means but he will look into it.

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Council member Beerman asked how budget broke out costs for special meetings and asks if there are options for waiving fees for groups such as non-profits. Briggs ended by thanking Council and Mayor Thomas for their time and cooperation with the lengthy budget process.

Brooke Moss and Michael Sanchez, Human Resources, discussed changes to the policy and procedures manual and emergency policy manual. Moss reported the changes this year were very minor.

**Mountain Accord Blueprint and Interlocal Agreement Discussion**

Ann Ober spoke to the Mountain Accord Blueprint and Interlocal Agreement Approval by giving a broad outline as to what has changed. Ober stated the language change regarding the SR-224/SR-248/US 40 & I-80 interchange calls for an alternatives analysis, which is a step in the NEPA process, which would allow Staff to get needed information regarding congested feeder roads and allow them to come up with alternatives for further implementation. If federal money is required, the next step would be an EA or EIS; if no federal money is involved, implementation would be taken care of by the broader Mountain Accord group. Ober also states discussions with UDOT, UTA, Salt Lake County and Salt Lake City have been exemplary, where these entities have shown interest in solving issues on their end as well as being a part of a solution for Parley's corridor. They will begin meeting on a weekly basis. Ober states they have not yet developed scope for the economic study but have had dialogues with interested partners on developing that scope.

Ober reports Summit County Councilman Roger Armstrong spoke at last night's public comment meeting the county held regarding public lands. Armstrong reports they received strong support in favor of preserving and protecting the public lands, especially regarding wildlife and recreation protection. No vote was taken but the general consensus was to make these lands available for consideration for the NEPA process. There are four possible designations, any of which would be ideal in protecting the land.

Council member Henney asked about Wasatch County's status regarding involvement in Mountain Accord. Ober states Wasatch County will no longer be participating as an executive board member, and therefore will not be a part of the ILA or make financial contributions. However, their staff is able to make comments on the process. Ober reports their county manager feels we are doing a great job in protecting their concerns. Foster adds that Wasatch County is not leaving because they are upset with the process; rather, they feel the talks do not have a direct impact on them currently. Council member Henney also asked for further clarification on the Guard road. Ober states the current language signifies the road will remain closed in the winter. Council member Beerman added a study came back stating there may be economic benefits in opening the road and therefore UDOT was interested in those benefits. UDOT asked Mountain Accord to weigh in and make a recommendation, to which a gentleman's agreement was made that there is no benefit to opening the road and to keep it closed. Beerman explains the Transportation Commission could come back in the future and once again push the issue, but that Mountain Accord will resist; however, the bottom line is there are no guarantees to keeping it closed into perpetuity. Council member Henney also asked for clarification on the various studies being done on SR-224/SR-248/US 40 & I-80. Ober states all the studies will collaborate and there will be no redundancy.

Ober states the next steps today will be looking at decision points so Council member Beerman can represent Council at the executive board, such as confirming our involvement on phase II of the ILA, making headway on an alternatives analysis and deciding which of our partners would be best to take the lead. She also reports phase II is expected to be a three to seven-year process.

Ober asked if Council supports continuing a nonbinding study, which is not a NEPA process, of the link between Cottonwood Canyon and Park City. Further discussion was had regarding how much it will cost us going forward, in addition to the \$300,000 we are spending. Council is in favor 4-1, Peek saying nay, of going forward with the study.

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Ober also asked Council if they are in favor of going forward with an alternatives study for transit improvements for SR-224/SR-248 combined with the I-80 corridor. Council is in favor.

Regarding land preservation, Ober asked Council if there is interest in sending a message to Summit County. Council agreed that is not our decision but they will stand behind the County's decision and support their direction.

Regarding the ILA, Ober explained Council will be signing a three-year agreement, paying \$100,000 donation per year. Council member Matsumoto asked why we are paying \$300,000 and other entities are only paying \$100,000. Council member Beerman explains the amounts are based on ability to pay and benefits derived. Council member Simpson states she is not concerned about our financial contribution since she feels we will make our money back many times over. Mayor Thomas and Council member Peek state they're not concerned so much about the contribution but want to know what the cost will be going forward, especially in regards to staff time. Foster states she will have budget and Ober look in to having this classified as a BFO program; if not, then looking at some high-level estimates as far as staff time.

**REGULAR MEETING**

**I. ROLL CALL** - Mayor Jack Thomas called the regular meeting of the City Council to order at approximately 6:10 p.m. at the Marsac Municipal Building on Thursday, June 18, 2015. Members in attendance were Jack Thomas, Andy Beerman, Dick Peek, Liza Simpson, Tim Henney and Cindy Matsumoto. Staff members present were Diane Foster, City Manager; Matt Dias, Assistant City Manager; Mark Harrington, City Attorney; Marci Heil, City Recorder; Karen Anderson, Deputy City Recorder; Hugh Daniels, Emergency Manager; Ann Ober, Senior Policy Advisor; Nate Rockwood, Budget Director; Jed Briggs, Budget; Korey Kersavage Budget; Christy Alexander, Planning; Hannah Turpin, Planning.

**II. COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF**

There were no communications or disclosures from Council or Staff.

**III. PUBLIC INPUT (ANY MATTER OF CITY BUSINESS NOT SCHEDULED ON THE AGENDA)**

There were no public comments made.

**IV. CONSIDERATION OF MINUTES**

1. Consideration of Minutes from May 28, 2015

Council member Simpson asks to add to a record of who was in attendance.

**Council member Beerman moved to approve the minutes from  
May 28, 2015 with the noted change  
Council member Simpson seconded  
Approved Unanimously**

**V. CONSENT AGENDA**

1. Consideration of the 2015 Park City LED Lighting Retrofit Installation Contract Award in a Form Approved by the City Attorney's Office with SES Green Energy, in the Amount of Sixty-Eight Thousand Twenty-Two Dollars and Fifty Cents \$68,022.50.

**Council member Simpson moved to approve the consent agenda  
Council member Beerman seconded  
Approved Unanimously**

**VI. NEW BUSINESS**

1. 2015 Wildfire Season and Possible Ordinance Prohibiting Open Fires and Restricting the Use of Fireworks

Hugh Daniels, Kurt Simister, Bryce Boyer, Chief Paul Hewitt and Chief Scott Adams spoke to the wildfire season update. Daniels reports we potentially have a good wildfire season approaching despite the monsoonal rains we've received but one of the big concerns is holiday fireworks. Daniels updated Council on a potential fireworks ban in Park City other than the allowed date saying state code already covers that issue. State Legislature in 2014 ruled residents can light fireworks three days before and after July 4<sup>th</sup>, July 24<sup>th</sup>, New Years and Chinese New Year and that municipalities may prohibit fireworks during those time frames if there are hazardous conditions. Daniels states at this point in time, conditions and fuels are still in very good condition.

Chief Hewitt demonstrated with some weeds how they do not burn easily as they are still wet and green; therefore, he feels this year we don't need a ban. Daniels recommends Council hold off till next week to make a decision on a ban.

Council member Henney states he feels Council is being asked to put more restrictions in place instead of discussing and/or relaxing current restrictions and asks why the focus is always on the ban itself. Mark Harrington explains it is because the current legislation requires it to be that way. Council member Beerman asks why we don't enforce a ban from year to year in order to maintain consistency and avoid confusion. Hewitt says the public is very good at staying informed and avoiding confusion about the restrictions from year to year.

Mayor Thomas opened the public hearing. No comments were made. Mayor Thomas closed the public hearing.

**Council member Matsumoto moved to continue discussion of a possible ordinance prohibiting open fires and restricting the use of fireworks to June 25<sup>th</sup>, 2015  
Council member Henney seconded  
Approved Unanimously**

2. Consideration of an Ordinance for the 1021 Park Avenue Subdivision, Located at 1021 Park Avenue, Park City, Utah, Pursuant to Findings of Fact, Conclusions of Law and Conditions of Approval in a Form Approved by the City Attorney.

Christy Alexander, planning, states applicant Bill Hart requests to combine two lots in to one in order to reconstruct an historic home that used to sit between the lot lines. Alexander states this has been through the historic design review process and a preservation plan is in place so the home will be reconstructed exactly as before. Staff recommends Council approve the amendment.

Mayor Thomas opened the public hearing. Diane Raymund, owner of property at 1015 Park Avenue, states she has concerns about combining the two lots since they are currently in litigation with Mr. Hart. Mayor Thomas closed the public hearing.

**Council member Peek moved to approve consideration of an ordinance for the 1021 Park Avenue subdivision, located at 1021 Park Avenue, Park City, Utah, pursuant to findings of fact, conclusions of law and conditions of approval in a form approved by the City Attorney  
Council member Henney seconded  
Approved Unanimously**

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3. Consideration of an Ordinance Approving the Conrad Replat, Located at 119 Woodside Avenue, Park City, Utah Pursuant to Findings of Fact, Conclusions of Law and Conditions of Approval in a Form Approved by the City Attorney.

Hannah Turpin, planning, spoke to the replat for 119 Woodside, owned by Thomas Conrad, who would like to unify the two lots into one by removing the interior lot line. Staff recommends Council approve the replat. Council member Simpson asked for clarification on the north-south side setback, to which Turpin explains it solely refers to the north side, scratch the south.

Mayor Jack Thomas opened the public hearing. No comments were made. Mayor Thomas closed the public hearing.

**Council member Simpson moved to approve consideration of an ordinance approving the Conrad Replat, located at 119 Woodside Avenue, Park City, Utah, pursuant to findings of fact, conclusions of law and conditions of approval in a form approved by the city attorney.  
Council member Beerman seconded  
Approved Unanimously**

4. Consideration of the Mountain Accord Interlocal Agreement.

Ann Ober, senior policy advisor, states Council is to decide whether to sign on to the three-year Interlocal Agreement for Mountain Accord at \$100,000 per year.

Mayor Thomas opened the public hearing. Clay Stuard states he is pleased to hear trains and tunnels will not be a part of further discussions and agrees with Council member Peek and Mayor Thomas that a study regarding those issues would be a waste of time. Would rather see the focus on issues such as the I-80/224 & 248 corridor problems in order to reach a solution sooner rather than later.

Mike Sweeney feels we should go forward with the studies stating if we are not participating, we are going backwards. If we participate, we will have a chance to lead.

Bill Humbert states he feels Council should continue in Mountain Accord but warns Council to be aware that what gets studied often becomes the focus.

Council member Beerman thanks the public for their patience and feels we are on the right track and feels optimistic about where we are heading.

Foster asks Mayor Thomas Council's preference for the high-level analysis of cost regarding Staff time. Council asks it be included in a manager's report. Foster states it will be on the July 9, 2015 agenda.

**Council member Simpson moved to approve consideration  
of the Mountain Accord Interlocal Agreement  
Council member Beerman seconded  
Approved (4-1)  
Beerman – Aye  
Henney – Aye  
Matsumoto – Aye  
Peek – Nay  
Simpson – Aye**

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5. Consideration of an Ordinance Adopting a Revised Budget for Fiscal Year 2015 and a Budget for Fiscal Year 2016

Nate Rockwood, Jed Briggs, Korey Kersavage and John Umbolt, budget, came before Council seeking final budget adoption. Council member Beerman states they realize how hard Staff has worked on the budget process and that they have done a tremendous job tying all the elements into Council goals and priorities. He presented with budget department with their own doomsday clock.

Mayor Thomas opened the public hearing. No comments were made. Mayor Thomas closed the public hearing.

**Council member Beerman moved to approve consideration of an ordinance adopting a revised budget for fiscal year 2015 and a budget for fiscal year 2016  
Council member Peek seconded  
Approved Unanimously**

6. Consideration of an Ordinance Adopting the City Fee Schedule

Korey Kersavage, budget, states he confirmed with the Library that the temporary card fee is \$20 for six months.

Mayor Thomas opened the public hearing. No comments were heard. Mayor Thomas closed the public hearing.

**Council member Peek moved to approve consideration of an ordinance adopting the city fee schedule  
Council member Henney seconded  
Approved Unanimously**

7. Consideration of an Ordinance for Council Compensation

Mayor Thomas opened the public hearing. No comments were made. Mayor Thomas closed the public hearing.

**Council member Simpson moved to approve consideration of an ordinance for Council compensation  
Council member Matsumoto seconded  
Approved Unanimously**

8. Consideration of a Resolution Adopting the Comprehensive Emergency Management Plan (CEMP)

Hugh Daniels spoke to the Comprehensive Emergency Management Plan, stating it meets all requirements under the national incident management system.

Mayor Thomas opened the public hearing. No comments were made. Mayor Thomas closed the public hearing.

**Council member Matsumoto moved to approve consideration of a resolution Adopting the Comprehensive Emergency Management Plan (CEMP)  
Council member Simpson seconded  
Approved Unanimously**

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9. Consideration of a Resolution Adopting the Emergency Management Procedure Manual

Mayor Thomas opened the public hearing. No comments were made. Mayor Thomas closed the public hearing.

**Council member Henney moved to approve a resolution adopting the  
Emergency Management Procedure Manual  
Council member Simpson seconded  
Approved Unanimously**

10. Consideration of a Resolution Adopting the Personnel, Policies and Procedures Manual

Mayor Thomas opened the public hearing. No comments were made. Mayor Thomas closed the public hearing.

**Council member Matsumoto moved to approve consideration of a resolution  
adopting the Personnel, Policies and Procedures manual  
Council member Simpson seconded  
Approved Unanimously**

11. Consideration of an Ordinance for the Cardinal Park Subdivision, 550-560 Park Avenue & 545 Main Street – Plat Amendment to Create Three (3) Lots of Record from Five (5) Lots Pursuant to Findings of Fact, Conclusions of Law, and Conditions of Approval in a Form Approved by the City Attorney

Public hearing - continued to a date uncertain.

**Council member Peek moved to approve consideration of an ordinance for the Cardinal Park  
Subdivision, 550-560 Park Avenue & 545 Main Street – Plat Amendment to create three  
lots of record from five lots pursuant to findings of fact, conclusions of law and conditions  
of approval in a form approved by the city attorney to a date uncertain  
Council member Simpson seconded  
Approved Unanimously**

12. Consideration of an Ordinance for the 259, 261, 263 Norfolk Ave- Consideration of the First Amended Upper Norfolk Subdivision Plat-Amending Conditions of Approval on Ordinance No. 06-55 Pursuant to Findings of Fact, Conclusions of Law, and Conditions of Approval in a Form Approved by the City Attorney

Public Hearing – continued to July 16, 2015

**Council member Simpson moved to approve consideration of an ordinance for the 259, 261 & 263  
Norfolk Avenue – consideration of the first amended Upper Norfolk subdivision plat –  
amending conditions of Approval on Ordinance No. 06-55 pursuant to findings of fact,  
conclusions of law, and conditions of approval in a form approved  
by the city attorney to July 16, 2015  
Council member Peek seconded  
Approved Unanimously**

**VII. ADJOURNMENT INTO REDEVELOPMENT AGENCY MEETING**

**Council member Peek moved to adjourn into Redevelopment Agency Meeting  
Council member Simpson seconded  
Approved Unanimously**

**Park City RDA Meeting  
Summit County, UT  
June 18, 2015**

- I. Roll Call - Mayor Jack Thomas called the Redevelopment Agency meeting to order at approximately 7:05 p.m. at the Marsac Municipal Building on Thursday, June 18, 2015. Members in attendance were Jack Thomas, Andy Beerman, Dick Peek, Liza Simpson, Tim Henney and Cindy Matsumoto. Staff members present were Diane Foster, City Manager; Matt Dias, Assistant City Manager; Mark Harrington, City Attorney; Marci Heil, City Recorder; Karen Anderson, Deputy City Recorder.

**II Consent Agenda**

Consideration of an Ordinance Adopting the Redevelopment Agency Budget

**Board member Simpson moved to approve consideration of an ordinance  
Adopting the Redevelopment Agency Budget  
Board member Peek seconded  
Approved Unanimously**

**III. ADJOURNMENT INTO MUNICIPAL BUILDING AUTHORITY MEETING**

**Board member Peek moved to adjourn into Municipal Building Authority Meeting  
Board member Simpson seconded  
Approved Unanimously**

**Park City Municipal Building Authority Meeting  
Summit County, UT  
June 18, 2015**

- I. **Roll Call** - Mayor Jack Thomas called the Municipal Building Authority meeting to order at approximately 7:10 p.m. at the Marsac Municipal Building on Thursday, June 18, 2015. Members in attendance were Jack Thomas, Andy Beerman, Dick Peek, Liza Simpson, Tim Henney and Cindy Matsumoto. Staff members present were Diane Foster, City Manager; Matt Dias, Assistant City Manager; Mark Harrington, City Attorney; Marci Heil, City Recorder; Karen Anderson, Deputy City Recorder.

**II. Consent Agenda**

Consideration of the Municipal Building Authority Adoption of the Fiscal Year 2015/16 Budget

**Board member Peek moved to approve consideration of the  
Municipal Building Authority adoption of the Fiscal Year 2015/16 budget  
Board member Henney approved  
Approved Unanimously**

**III. ADJOURNMENT INTO WATER SERVICE DISTRICT MEETING**

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**Board member Simpson moved to adjourn into Water Service District Meeting  
Board member Peek seconded  
Approved Unanimously**

**Park City Municipal Water Service District Meeting  
Summit County, UT  
June 18, 2015**

**I. Roll Call** - Mayor Jack Thomas called the Municipal Building Authority meeting to order at approximately 7:10 p.m. at the Marsac Municipal Building on Thursday, June 18, 2015. Members in attendance were Jack Thomas, Andy Beerman, Dick Peek, Liza Simpson, Tim Henney and Cindy Matsumoto. Staff members present were Diane Foster, City Manager; Matt Dias, Assistant City Manager; Mark Harrington, City Attorney; Marci Heil, City Recorder; Karen Anderson, Deputy City Recorder.

**I. Consent Agenda**

Consideration of the Second Amendment to the Agreement Between Mountain Regional Summit County and Park City

**Board member Matsumoto moved to approve consideration of the second amendment  
To the agreement between Mountain Regional Summit County and Park City  
Board member Henney seconded  
Approved Unanimously**

**II. ADJOURNMENT**

**Board member Peek moved to adjourn the meeting  
Board member Henney seconded  
Approved Unanimously**

**CLOSED SESSION MEMORANDUM**

The City Council met in a closed session at approximately 2:45 pm. Members in attendance were Mayor Jack Thomas, Andy Beerman, Dick Peek, Cindy Matsumoto and Tim Henney. Staff members present were; Diane Foster, City Manager; Mark Harrington, City Attorney; Matt Dias, Assistant City Manager; Jason Glidden, Special Events Manager; Bob Kollar; Jennie Diersen, Special Events; Clint McAfee, Water Manager; Francisco Astorga, Senior Planning Advisor and Heinrich Dieters, Sustainability. **Council member Henney moved to close the meeting to discuss Property, Litigation and Personnel. Council member Beerman seconded. Motion carried.**

The meeting for which these minutes were prepared was noticed by posting at least 24 hours in advance and by delivery to the news media two days prior to the meeting.

Prepared by Karen Anderson, Deputy City Recorder



**DATE: August 6, 2015**

**TO HONORABLE MAYOR AND COUNCIL**

**Respectfully:**

Heinrich Deters, Trails and Open Space Program Manager



## City Council Staff Report

**Subject: Naming of Public Areas-Bob Wells Plaza**

**Author: Heinrich Deters**

**Department: Sustainability**

**Date: August 6, 2015**

**Type of Item: Administrative**

### **Summary Recommendations:**

Staff recommends Council authorize the naming of the Swede Alley Plaza after Bob Wells, consistent with the City's naming policy. (Attachment I)

### **Executive Summary:**

Consistent with the City's naming policy, seeking Council direction to name the Swede Alley plaza after Bob Wells.

### **Background:**

Long time Park City local, Bob Wells passed Sunday night, March 15, 2015. He is greatly missed.

The Stern family, and its development company, Royal Street, acquired the Park City Ski Resort in the early 1970s, and Edgar Stern offered Bob a job as its chief financial officer. Bob accepted the offer and moved to Park City in 1971. Bob was later instrumental in Royal Street's development of the Deer Valley Resort.

Over the next 45 years Bob's involvement in Park City was extraordinary. But his involvement with Deer Valley was only part of what this multi-talented man accomplished during these years. He also managed to serve two full terms as a member of the Park City Council. He was a member and later chairman of the Park City Planning Commission. Bob was president of the Park City Chamber and Visitor's Bureau and Ski Utah. He was a founder and director of the Mountain lands Community Housing Trust.

In addition, Bob also provided leadership in the creation of the Peace House, and he served as a member of the board of directors for Community Wireless of Park City (KPCW).

### **Analysis:**

#### *Naming Policy*

Park City Municipal adopted a 'naming policy' in 2008, to help establish criteria and a process in which public areas could be named. The policy provides Council the authority to adopt or reject naming proposals for public areas by resolution.

#### *Evaluation of Proposal*

The Naming Policy provides an initial set of 'qualifications' in which Council may evaluate if a proposal should be considered.

#### **V. Qualifying Name**

- The geographic location of the public area
- An outstanding feature of the public area
- An adjoining subdivision
- A commonly recognized historical event, group, or individual
- Individual who has provided exceptional community service, typically in excess of ten years
- The articulated preference of residents of the neighborhood surrounding the public area and/or user groups of the public area
- Public areas may be named for living persons provided either (1) they have made a significant contribution of land or money and the donor stipulates naming of the facility as a condition of the donations or (2) when the individual has made an unusually outstanding public service contribution
- Recommendations from concerned citizens and special interest groups may be considered.

As documented in the background section of the report, staff finds that Mr. Wells clearly meets the following:

- Commonly recognized historical individual
- An individual who has provided exceptional community service, typically in excess of ten years

#### *Naming of Area*

The Naming Policy provides further guidelines, in which Council may evaluate if a proposal is appropriate.

#### **VI. Naming Public Areas**

The following guidelines will be used when naming public areas:

1. A permanent name should be assigned as soon as possible.
2. Duplication of other public area names in the City should be avoided.
3. Recommendations from concerned citizens and special interest groups may be considered.
- 4.. Prominent geographic features or local reference points (i.e., hill, stream, notable tree, street, community or neighborhood) should be considered when possible for a potential name.
5. Consideration for naming a public area in honor of a person should only be given if one of the following criteria has been met:

- a. For an individual (excluding nationally significant individuals) to be considered, that person must have contributed significantly to the acquisition or development of the public area, or to the City overall. The suggested name must be accompanied by a biographical sketch, which shall provide evidence of contributions
- b. Major contribution must have been made to the City.
- c. Substantial donation made to the City for public park, trail on City land, City project or facility wherein the donor stipulates a name as being consideration of the donation for a specific period of time.
- d. Outstanding community leader who has made significant civic contributions to the City and has given highly productive support to the City. Typically, such service should be in excess of ten years, unless unique circumstances justify extra-ordinary recognition.
- e. Outstanding individuals who have demonstrated excellence or exceptional service to the citizens of the City. Typically such service should be in excess of ten years unless unique circumstances justify extra-ordinary recognition.

Again, as documented in the background section of the report, staff finds that Mr. Wells clearly meets the guideline noted in point number five, 'naming a public area in honor of a person'

- Mr. Wells made a several significant contribution to the acquisition and development of projects for the City (examples include the Royal Street open space and affordable housing parcels)
- Mr. Wells was the epitome of an outstanding civic community leader, with several terms as a City Council member and Planning Commissioner.
- Mr. Wells demonstrated exceptional service to the Community, both through the public sector during his civic commitments and in the private sector through his role with Deer Valley and Royal Street Land Company.

Staff recommends placing a plaque or something similar at the base of the Marsac stairs, a location Bob walked daily during his time spent at City Hall.

### *Renaming*

The area being proposed is not currently named, so this section of the policy is not applicable.

### **Moving forward/Next Steps**

If Council provides direction, Staff will return to Council at a later date with a resolution and details on a ceremony.

### **Department Review:**

This item has been reviewed by the Sustainability, Legal and Executive Departments and the comments have been included in the report.

### **Alternatives:**

#### **A. Approve:**

Council may approve the resolution as provided. (Staff recommendation)

#### **B. Deny:**

Council may deny the resolution as it is inconsistent with the adopted policy.

**C. Modify:**

Council may modify the resolution as attached.

**D. Continue the Item:**

Council may decide not enough information is available and continue the item to a later date

**E. Do Nothing:**

Same as continue.

**Significant Impacts:**

	<b>World Class Multi-Seasonal Resort Destination (Economic Impact)</b>	<b>Preserving &amp; Enhancing the Natural Environment (Environmental Impact)</b>	<b>An Inclusive Community of Diverse Economic &amp; Cultural Opportunities (Social Equity Impact)</b>	<b>Responsive, Cutting-Edge &amp; Effective Government</b>
Which Desired Outcomes might the Recommended Action Impact?	+ Accessible and world-class recreational facilities, parks and programs		+ Preserved and celebrated history; protected National Historic District	+ Well-maintained assets and infrastructure
Assessment of Overall Impact on Council Priority (Quality of Life Impact)	Very Positive 	(Select from List)	Very Positive 	Very Positive 
<b>Comments:</b>				

**Funding Source:**

Funding for this project has not been determined, however, several funding options are possible.

**Consequences of not taking the recommended action:**

The plaza would not be named at this time.

**Recommendation:**

Staff recommends Council authorize the naming of the Swede Alley Plaza after Bob Wells, consistent with the City's naming policy. (Attachment I)

# Attachment I- Park City Naming Policy

## ADMINISTRATIVE POLICY NAMING OF PUBLIC AREAS

### I. Purpose

The purpose of this policy is to establish a uniform procedure for the naming of public areas throughout Park City by selecting appropriate names that would add increased community recognition to the public area. Not all public areas must be named; however, this policy provides a mechanism to request naming of a public area. Recommendations from concerned citizens and special interest groups may be considered. If no citizen recommendations are made or consensus obtained, then City Staff may initiate naming recommendations.

### II. Authorization

The City Council shall have the authority for naming public areas by passing or rejecting a resolution at the City Council meeting.

### III. Definition

Public areas means publicly owned and/or operated facilities, city projects, significant public landmarks, parks, playgrounds, natural areas, streets, stairs, trails, and public spaces.

### IV. Objectives

- Provide name identification
- Insure consistency for naming public areas
- Facilitate and encourage significant financial and civic contributions to the City
- Provide community recognition

### V. Qualifying Name

- The geographic location of the public area
- An outstanding feature of the public area
- An adjoining subdivision
- A commonly recognized historical event, group, or individual
- Individual who has provided exceptional community service, typically in excess of ten years
- The articulated preference of residents of the neighborhood surrounding the public area and/or user groups of the public area
- Public areas may be named for living persons provided either (1) they have made a significant contribution of land or money and the donor stipulates naming of the facility as a condition of the donations or (2) when the individual has made an unusually outstanding public service contribution
- Recommendations from concerned citizens and special interest groups may be considered.

### VI. Naming Public Areas

The following guidelines will be used when naming public areas:

1. A permanent name should be assigned as soon as possible.
2. Duplication of other public area names in the City should be avoided.
3. Recommendations from concerned citizens and special interest groups may be considered.
- 4.. Prominent geographic features or local reference points (i.e., hill, stream, notable tree, street, community or neighborhood) should be considered when possible for a potential name.
5. Consideration for naming a public area in honor of a person should only be given if one of the following criteria has been met:

- a. For an individual (excluding nationally significant individuals) to be considered, that person must have contributed significantly to the acquisition or development of the public area, or to the City overall. The suggested name must be accompanied by a biographical sketch, which shall provide evidence of contributions
- b. Major contribution must have been made to the City.
- c. Substantial donation made to the City for public park, trail on City land, City project or facility wherein the donor stipulates a name as being consideration of the donation for a specific period of time.
- d. Outstanding community leader who has made significant civic contributions to the City and has given highly productive support to the City. Typically, such service should be in excess of ten years, unless unique circumstances justify extra-ordinary recognition.
- e. Outstanding individuals who have demonstrated excellence or exceptional service to the citizens of the City. Typically such service should be in excess of ten years unless unique circumstances justify extra-ordinary recognition.

**VII. Renaming**

- 1. An existing name of a public area particularly one of local or national importance or outstanding feature, should not be changed unless there are extraordinary circumstances of local or national interest.
- 2. The renaming of public areas is strongly discouraged. It is recommended that efforts to change a name be subject to the most critical examination so as not to diminish the original justification for the name or discount the value of the prior contributors.
- 3. Only those public areas named for location or subdivision should be considered for renaming. Property named by deed restriction shall not be considered for renaming, unless the City obtains the consent of the Grantor.
- 4. Public areas named after individuals should not be changed unless it is found that the individual's personal character is or was such that the continued use of the name for a park or facility would not be in the best interest of the community.
- 5. In order for a public area to be considered for renaming the following should occur:
  - a. the recommended name must qualify according to Section V of this policy, and
  - b. be accompanied by a petition from the particular public area users.

**VIII. Other Naming Alternatives**

- 1. Public areas that are donated to the City may be named by deed restriction by the donor. The naming and acceptance of land is subject to the guidelines set forth in Section VI and approval by the City Council.
- 2. A facility within a public area, i.e., playground, picnic shelter, meeting room, etc., may be named separately from the public area subject to Section V of this policy.

Effective: June 12, 2008




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Tom Bakaly, City Manager



**DATE: August 6, 2015**

**TO HONORABLE MAYOR AND COUNCIL**

**Executive Summary**

Staff proposes amendments to the Land Management Code revising Chapter 2.5 Historic Recreation Commercial (HRC) Zoning District, Chapter 2.6 Historic Commercial Business (HCB) Zoning District, and Chapter 15 Defined Terms regarding vertical zoning requirements and related definitions. The purpose of these amendments is to address and clarify existing language and definitions in the code that are not consistent with the intent of the original Ordinance 07-55 or that may need to be updated with expansion of commercial activity in the Main Street area.

Staff requests Council conduct a public hearing and consider continuing this item September 24<sup>th</sup>. A pending Ordinance is in place that proposes revisions to the LMC to include certain exempted lower Main Street Storefront Properties within the Vertical Zoning overlay and recommends the definition of Storefront be broadened to include property that fronts on public and private pedestrian plazas, ways, and alleys. Staff also recommends language be added to the Code to prohibit new construction that does not include, or that eliminates existing, Storefronts along streets and plazas.

**Respectfully:**

Kirsten Whetstone, Senior Planner

## City Council Staff Report

**Subject:** LMC Amendments  
**Author:** Kirsten Whetstone, MS, AICP, Senior Planner  
**Date:** August 6, 2015  
**Type of Item:** Legislative – LMC Amendments

### Summary Recommendations

Staff recommends the City Council conduct a public hearing and continue the Land Management Code Amendments regarding vertical zoning regulations in Storefronts in the Historic Recreation Commercial (HRC) and Historic Commercial Business (HCB) Zoning Districts, and Definitions Chapter 15, to September 24, to allow Staff time to conduct additional public outreach, conduct a site visit with the Planning Commission, and to provide time for the Planning Commission to consider the proposal and forward a recommendation to City Council.

### Description

**Project Name:** LMC Amendments related to Chapter 2.5 Historic Recreation Commercial (HRC), Chapter 2.6 Historic Commercial Business (HCB), and Chapter 15 Defined Terms related to vertical zoning requirements and definitions Chapter 6 Master Planned Developments.

**Approximate Location:** Historic Main Street and Lower Main Street business district

**Proposal:** Amendments to the Land Management Code (LMC) require Planning Commission review and recommendation with final action by the City Council.

### Executive Summary

Staff proposes amendments to the Land Management Code revising Chapter 2.5 Historic Recreation Commercial (HRC) Zoning District, Chapter 2.6 Historic Commercial Business (HCB) Zoning District, and Chapter 15 Defined Terms regarding vertical zoning requirements and related definitions. The purpose of these amendments is to address and clarify existing language and definitions in the code that are not consistent with the intent of the original Ordinance 07-55 or that may need to be updated with expansion of commercial activity in the Main Street area.

Staff requests Council conduct a public hearing and consider continuing this item September 24<sup>th</sup>. A pending Ordinance is in place that proposes revisions to the LMC to include certain exempted lower Main Street Storefront Properties within the Vertical Zoning overlay and recommends the definition of Storefront be broadened to include property that fronts on public and private pedestrian plazas, ways, and alleys. Staff also recommends language be added to the Code to prohibit new construction that does not include, or that eliminates existing, Storefronts along streets and plazas.

An initial discussion and public hearing was conducted by the Planning Commission on June 24, 2015, and a pending Ordinance is in place (Exhibit A).

On July 14, Staff presented the proposed amendments to the HPCA. The pending Ordinance was discussed at length. While generally supportive of the changes, the HPCA is not in support of the proposed change to include within the Vertical Zoning area those Storefront properties fronting on private plazas, including the private plazas of Summit Watch and Town Lift. There are a variety of concerns including physical and design constraints, distance from Main Street activities, and previous agreements approved with the Master Planned Developments for these areas.

On July 22, the Planning Commission continued the public hearing and discussion to August 26 to allow Staff additional time to meet with Historic Park City Alliance (HPCA) members and property owners in the districts before making a recommendation to City Council. The Planning Commission requested a site visit and Alison Butz with HPCA provided a recap of the HPCA discussion of the proposed LMC amendments.

### **Summary Recommendations**

Staff recommends the City Council conduct a public hearing and continue the Land Management Code Amendments regarding vertical zoning regulations in Storefronts in the Historic Recreation Commercial (HRC) and Historic Commercial Business (HCB) Zoning Districts, and Definitions Chapter 15, to September 24, to allow Staff time to conduct additional public outreach, conduct a site visit with the Planning Commission, and to provide time for the Planning Commission to consider the proposal and forward a recommendation to City Council.

### **Exhibits**

Pending Ordinance

Pending Ordinance  
Ordinance 15-

**AN ORDINANCE AMENDING THE LAND MANAGEMENT CODE OF PARK CITY, UTAH, REVISING CHAPTER 15-2.5 HISTORIC RECREATION COMMERCIAL (HRC) ZONING DISTRICT, CHAPTER 15-2.6 HISTORIC COMMERCIAL BUSINESS (HCB) ZONING DISTRICT, AND CHAPTER 15 DEFINED TERMS RELATING TO VERTICAL ZONING REGULATIONS PROHIBITING OFFICE, RESIDENTIAL, PARKING, NON-SALES TAX GENERATING USES, AND SIMILAR OR ASSOCIATED USES WITHIN STOREFRONT PROPERTY IN THE HISTORIC MAIN STREET DOWNTOWN AREA**

WHEREAS, the Land Management Code was adopted by the City Council of Park City, Utah to promote the health, safety and welfare of the residents, visitors, and property owners of Park City; and

WHEREAS, the Land Management Code implements the goals, objectives and policies of the Park City General Plan to maintain the quality of life and experiences for its residents and visitors and to preserve the community's unique character and values; and

WHEREAS, the City reviews the Land Management Code on a regular basis and identifies necessary amendments to address planning and zoning issues that have come up; to address specific LMC issues raised by Staff, Planning Commission, and City Council; and to align the Code with the Council's goals; and

WHEREAS, Park City has an interest in promoting vibrancy and activity in the historic Main Street downtown area located in the Historic Commercial Business (HCB) and the Historic Recreation Commercial (HRC) Zoning Districts and finds this vibrancy to be essential to the City's long term economic and financial well-being; and

WHEREAS, these proposed Land Management Code (LMC) amendments were reviewed for consistency with the recently adopted Park City General Plan.

WHEREAS, the Park City General Plan includes Goal 16 that states, "Maintain the Historic Main Street District as the heart of the City for residents and encourage tourism in the district for visitors." Objective 16B states, "Limit uses within the first story of buildings along Main Street to retail and restaurant establishments that are inviting to the passing pedestrian. Uses that should be discouraged include office space, real estate show rooms, parking, etc." Implementation Strategy 16.10 states, "Re-examine the City's existing Vertical Zoning Ordinance that requires commercial retail shops along Main Street; consider strengthening the Ordinance."

WHEREAS, Park City's Economic Development Plan encourages facilitation and establishment of more attractions and areas of interest for both visitors and residents, maintaining and improving the balance of Sustainable Community goals by going

beyond economic initiatives to include social and environmental strategies; and protection and preservation of the historic Main Street downtown area as the heart of the region; and

WHEREAS, in the HRC and HCB Zoning Districts, Uses that are not inviting to the general public will diminish the vibrancy, diversity, and activity of the historic Main Street area; and

WHEREAS, the City monitors the downtown business mix and sales tax generation as part of its financial health assessment and finds a diversified business mix is critical to the attractiveness, vitality, and success of the historic Main Street downtown area; and

WHEREAS, the long-term economic sustainability of Park City depends upon the continued economic success and aesthetic attractiveness of the historic Main Street area; and

WHEREAS, in the HRC and HCB Districts, Uses that are not inviting to the general public have a negative effect upon the overall economy and vitality of the historic downtown area in terms of satisfaction of visitor experience, diversity of visitors, activity on the street, and sales tax revenue generation; and

WHEREAS, the Planning Commission duly noticed and conducted public hearings at the regularly scheduled meetings on June 24<sup>th</sup> and July 22<sup>nd</sup>, 2015, and forwarded a recommendation to City Council; and

WHEREAS, the City Council duly noticed and conducted a public hearing at its regularly scheduled meeting on August 6, 2015; and

WHEREAS, it is in the best interest of the residents of Park City, Utah to amend the Land Management Code to be consistent with the values and goals of the Park City General Plan and the Park City Council; to protect health and safety and maintain the quality of life for its residents and visitors; to preserve and protect the vitality, attractiveness, activity and success of the historic Main Street area; to ensure compatible development; to preserve historic resources; and to preserve the community's unique character.

NOW, THEREFORE, BE IT ORDAINED by the City Council of Park City, Utah as follows:

SECTION 1. APPROVAL OF AMENDMENTS TO TITLE 15 - Land Management Code Chapter 15-2.5 Historic Recreation Commercial (HRC) Zoning District. The recitals above are incorporated herein as findings of fact. Chapter 15-2.5 of the Land Management Code of Park City is hereby amended as redlined in Exhibit A.

SECTION 2. APPROVAL OF AMENDMENTS TO TITLE 15 - Land Management Code Chapter 15-2.6 Historic Commercial Business (HCB) Zoning District. The recitals above are incorporated herein as findings of fact. Chapter 15-2.6 of the Land Management Code of Park City is hereby amended as redlined in Exhibit B.

SECTION 3. APPROVAL OF AMENDMENTS TO TITLE 15 - Land Management Code Chapter 15 Defined Terms. The recitals above are incorporated herein as findings of fact. Chapter 15 of the Land Management Code of Park City is hereby amended as redlined in Exhibit C.

SECTION 2. EFFECTIVE DATE. This Ordinance shall be effective upon publication.

PASSED AND ADOPTED this \_\_\_\_ day of \_\_\_\_\_, 2015

PARK CITY MUNICIPAL CORPORATION

\_\_\_\_\_  
Jack Thomas, Mayor

Attest:

\_\_\_\_\_  
Marci Heil, City Recorder

Approved as to form:

\_\_\_\_\_  
Mark Harrington, City Attorney

**Exhibits**

Exhibit A – LMC Chapter 2.5 HRC Zoning District

Exhibit B – LMC Chapter 2.6 HCB Zoning District

Exhibit C – LMC Chapter 15- Defined Terms

**PARK CITY MUNICIPAL CODE**  
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**TITLE 15 - LAND MANAGEMENT CODE (LMC)**  
**CHAPTER 2.5 - HISTORIC RECREATION COMMERCIAL (HRC) DISTRICT**

*Chapter adopted by Ordinance No. 00-51*

**15-2.5-1. PURPOSE.**

The purpose of the Historic Recreation Commercial (HRC) District is to:

- (A) maintain and enhance characteristics of Historic Streetscape elements such as yards, trees, vegetation, and porches,
- (B) encourage pedestrian oriented, pedestrian-scale Development,
- (C) minimize visual impacts of automobiles and parking,
- (D) preserve and enhance landscaping and public spaces adjacent to Streets and thoroughfares,
- (E) provide a transition in scale and land Uses between the HR-1 and HCB Districts that retains the character of Historic Buildings in the Area,
- (F) provide a moderate Density bed base at the Town Lift,

(G) allow for limited retail and Commercial Uses consistent with resort bed base and the needs of the local community,

(H) encourage preservation and rehabilitation of Historic Buildings and resources.

(I) maintain and enhance the long term viability of the downtown core as a destination for residents and tourists by ensuring a Business mix that encourages a high level of vitality, public Access, vibrancy, activity, and public/resort-related attractions.

*(Amended by Ord. No. 07-55)*

**15-2.5-2. USES.**

Uses in the HRC are limited to the following:

(A) **ALLOWED USES.**

- (1) Single Family Dwelling<sup>s</sup>
- (2) Duplex Dwelling<sup>s</sup>
- (3) Secondary Living Quarters<sup>s</sup>

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- (4) Lockout Unit<sup>1,5</sup>
- (5) Accessory Apartment<sup>2,5</sup>
- (6) Nightly Rental
- (7) Home Occupation
- (8) Child Care, In-Home Babysitting
- (9) Child Care, Family<sup>3</sup>
- (10) Child Care, Family Group<sup>3</sup>
- (11) Child Care Center<sup>3</sup>
- (12) Accessory Building and Use
- (13) Conservation Activity
- (14) Agriculture
- (15) Bed and Breakfast Inn<sup>4,5</sup>
- (16) Boarding House, Hostel<sup>5</sup>
- (17) Hotel, Minor, fewer than 16 rooms<sup>5</sup>
- (18) Office, General<sup>5</sup>

- (19) Parking Area or Structure, with four (4) or fewer spaces<sup>5</sup>

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(B) **CONDITIONAL USES**<sup>9</sup>.

- (1) Triplex Dwelling<sup>5</sup>
- (2) Multi-Unit Dwelling<sup>5</sup>
- (3) Guest House, on Lots one acre<sup>5</sup>
- (4) Group Care Facility<sup>5</sup>
- (5) Public and Quasi-Public Institution, Church, School
- (6) Essential Municipal Public Utility Use, Facility, Service and Structure
- (7) Telecommunication Antenna<sup>6</sup>
- (8) Satellite Dish, greater than thirty-nine inches (39") in diameter<sup>7</sup>

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<sup>1</sup>Nightly rental of Lockout Units requires a Conditional Use permit

<sup>2</sup>See LMC Chapter 15-4, Supplementary Regulations for Accessory Apartments

<sup>3</sup>See LMC Chapter 15-4-9 for Child Care Regulations

<sup>4</sup>Requires an Administrative or Administrative Conditional Use permit, see Section 15-4.

<sup>5</sup> Prohibited in HRC Zoned Storefront Property on Main Street, Swede Alley, Heber Avenue, and Park Avenue, excluding those HRC zoned Areas on the west side of Park Avenue north of Heber Avenue. Hotel rooms shall not be located within Storefront Property. Access and Lobbies for prohibited Uses are permitted within Storefront Property provided they take up no more than 25% of the total Storefront Area. No Building shall be designed, redesigned, or constructed in such

a manner as to exclude or to eliminate, Storefront Property on Main Street, Swede Alley, Heber Avenue and Park Avenue, excluding those HRC zoned Areas on the west side of Park Avenue north of Heber Avenue, storefronts adjacent to the Main Street, Swede Alley, Heber Avenue, or Park Avenue Rights of Way, excluding those HRC zoned Areas north of 8<sup>th</sup> Street; excluding without limitation, addresses contained within the following Buildings: 702 Main Street, 710 Main Street, 780 Main Street, 804 Main Street, 890 Main Street, and 900 Main Street

<sup>6</sup>See LMC Chapter 15-4-14, Supplemental Regulations For Telecommunication Facilities

<sup>7</sup>See LMC Chapter 15-4-13, Supplemental Regulations For Satellite Receiving Antennas

- (9) Plant and Nursery stock products and sales
- (10) Hotel, Major
- (11) Timeshare Projects and Conversions<sup>5</sup>
- (12) Private Residence Club Project and Conversion<sup>4,5</sup>
- (13) Office, Intensive<sup>5</sup>
- (14) Office and Clinic, Medical<sup>5</sup>
- (15) Financial Institution, without drive-up window<sup>8</sup>
- (16) Commercial Retail and Service, Minor<sup>8</sup>
- (17) Commercial Retail and Service, personal improvement<sup>8</sup>
- (18) Neighborhood Convenience Commercial, without gasoline sales
- (19) Café or Deli<sup>8</sup>
- (20) Restaurant, General<sup>8</sup>
- (21) Restaurant and café, Outdoor Dining<sup>4</sup>
- (22) Outdoor Events and Uses<sup>4</sup>
- (23) Bar
- (24) Parking Area or Structure, with five (5) or more spaces<sup>5</sup>
- (25) Temporary Improvement

- (26) Passenger Tramway Station and Ski Base Facility
- (27) Ski Tow, Ski Lift, Ski Run, and Ski Bridge
- (28) Recreation Facility, Commercial, Public, and Private<sup>5</sup>
- (29) Entertainment Facility, Indoor
- (30) Fences greater than six feet (6') in height from Final Grade<sup>4</sup>
- (31) Private Residence Club, Off-Site<sup>5</sup>
- (32) Special Events<sup>4</sup>

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(C) **PROHIBITED USES.** Unless otherwise allowed herein, any Use not listed above as an Allowed or Conditional Use is a prohibited Use.

*(Amended by Ord. Nos. 04-39; 06-69; 07-55; 09-10; 12-37)*

**15-2.5-3. LOT AND SITE REQUIREMENTS.**

Except as may otherwise be provided in this Code, no Building Permit shall be issued for a Lot unless such Lot has the Area, width, and depth as required, and Frontage on a Street shown as a private or Public Street on the Streets Master Plan, or on a private easement connecting the Lot to a Street shown on the Streets Master Plan.

All Development activity must comply with the following minimum Lot and Site requirements:

<sup>8</sup>If Gross Floor Area is less than 2,000 sq. ft., the Use shall be considered an Allowed Use

<sup>9</sup>No community locations are defined by Utah Code 32-B-1-102 (Alcoholic Beverage Control Act) are permitted within 200 feet of Main Street unless a variance is permitted for an outlet, as defined by Utah Code 32B-1-202, to obtain a liquor license.

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**TITLE 15 - LAND MANAGEMENT CODE (LMC)**  
**CHAPTER 2.6 - HISTORIC COMMERCIAL BUSINESS (HCB) DISTRICT**

*Chapter adopted by Ordinance No. 00-15*

**15-2.6-1. PURPOSE.**

The purpose of the Historic Commercial Business (HCB) District is to:

- (A) preserve the cultural heritage of the City's original Business, governmental and residential center,
- (B) allow the Use of land for retail, commercial, residential, recreational, and institutional purposes to enhance and foster the economic and cultural vitality of the City,
- (C) facilitate the continuation of the visual character, scale, and Streetscape of the original Park City Historical District,
- (D) encourage the preservation of Historic Structures within the district,
- (E) encourage pedestrian-oriented, pedestrian-scale Development,
- (F) minimize the impacts of new Development on parking constraints of Old Town,

(G) minimize the impacts of commercial Uses and business activities including parking, Access, deliveries, service, mechanical equipment, and traffic, on surrounding residential neighborhoods,

(H) minimize visual impacts of automobiles and parking on Historic Buildings and Streetscapes, and

(I) support Development on Swede Alley which maintains existing parking and service/delivery operations while providing Areas for public plazas and spaces.

(J) maintain and enhance the long term viability of the downtown core as a destination for residents and tourists by ensuring a Business mix that encourages a high level of vitality, public Access, vibrancy, activity, and public/resort-related attractions.

*(Amended by Ord. No. 07-55)*

**15-2.6-2. USES.**

Uses in the Historic Commercial Business (HCB) District are limited to the following:

- (A) **ALLOWED USES.**

- (1) Single Family Dwelling<sup>1</sup>
- (2) Multi-Unit Dwelling<sup>1</sup>
- (3) Secondary Living Quarters<sup>1</sup>
- (4) Lockout Unit<sup>1,2</sup>
- (5) Accessory Apartment<sup>1,3</sup>
- (6) Nightly Rental<sup>4</sup>
- (7) Home Occupation<sup>1</sup>
- (8) Child Care, In-Home Babysitting<sup>1</sup>
- (9) Child Care, Family<sup>1,5</sup>
- (10) Child Care, Family Group<sup>1,5</sup>
- (11) Child Care Center<sup>1,5</sup>
- (12) Accessory Building and Use<sup>1</sup>

- (13) Conservation Activity
- (14) Agriculture
- (15) Bed and Breakfast Inn<sup>6,1</sup>
- (16) Boarding House, Hostel<sup>1</sup>
- (17) Hotel, Minor, fewer than 16 rooms<sup>1</sup>
- (18) Office, General<sup>1</sup>
- (19) Office, Moderate Intensive<sup>1</sup>
- (20) Office and Clinic, Medical<sup>1</sup>
- (21) Financial Institution, without drive-up window
- (22) Commercial Retail and Service, Minor
- (23) Commercial Retail and Service, personal improvement
- (24) Commercial Neighborhood Convenience, without gasoline sales
- (25) Restaurant, Cafe or Deli
- (26) Restaurant, General
- (27) Bar
- (28) Parking Lot, Public or Private with four (4) or fewer spaces<sup>1</sup>
- (29) Entertainment Facility, Indoor
- (30) Salt Lake City 2002 Winter Olympic Games Legacy Displays<sup>7</sup>

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<sup>1</sup> Prohibited in HCZ Zoned Storefront Property on storefronts adjacent to the Main Street, Heber Avenue, and/or Swede Alley. ~~Rights-of-Way~~ Hotel rooms shall not be located within Storefront Property. Access and Lobbies for prohibited Uses are permitted within Storefront Property provided they take up no more than 25% of the total Storefront Area. No Building shall be designed, redesigned, or constructed in such a manner as to exclude or to eliminate, Storefront Property on Main Street, Swede Alley, and Heber Avenue, excluding those HCB Properties north of Ninth Street.

<sup>2</sup>Nightly Rental of Lock Units requires a Conditional Use permit

<sup>3</sup>See LMC Chapter 15-4, Supplementary Regulations for Accessory Apartments

<sup>4</sup>Nightly Rental of residential dwellings does not include the Use of dwellings for Commercial Uses

<sup>5</sup> See LMC Chapter 15-4-9 for Child Care Regulations

<sup>6</sup>Requires an Administrative or Administrative Conditional Use permit

<sup>7</sup>Olympic Legacy Displays limited to those specific Structures approved under the SLOC/Park City Municipal Corporation Olympic Services Agreement and/or Olympic Master Festival License and placed on the original Property set forth in the services Agreement and/or Master Festival License. Requires an Administrative Permit.

(B) **CONDITIONAL USES**<sup>10</sup>.

- (1) Group Care Facility<sup>1</sup>
- (2) Public and Quasi-Public Institution, Church, School
- (3) Essential Municipal Public Utility Use, Facility, Service, and Structure
- (4) Telecommunication Antenna<sup>8</sup>
- (5) Satellite Dish, greater than thirty-nine inches (39") in diameter<sup>9</sup>
- (6) Plant and Nursery stock products and sales
- (7) Hotel, Major
- (8) Timeshare Projects and Conversions<sup>1</sup>
- (9) Timeshare Sales Office, Off-Site within an enclosed Building<sup>1</sup>
- (10) Private Residence Club Project and Conversion<sup>1,6</sup>
- (11) Commercial Retail and Service, Major
- (12) Office, Intensive<sup>1</sup>
- (13) Restaurant, Outdoor Dining<sup>6</sup>
- (14) Outdoor Events and Uses<sup>6</sup>

- (15) Hospital, Limited Care Facility<sup>1</sup>
- (16) Parking Area or Structure for five (5) or more cars<sup>1</sup>
- (17) Temporary Improvement
- (18) Passenger Tramway Station and Ski Base Facility
- (19) Ski Tow, Ski Lift, Ski Run, and Ski Bridge
- (20) Recreation Facility, Public or Private<sup>1</sup>
- (21) Recreation Facility, Commercial
- (22) Fences greater than six feet (6') in height from Final Grade<sup>6</sup>
- (23) Private Residence Club, Off-Site<sup>1</sup>
- (24) Special Events<sup>6</sup>

(C) **PROHIBITED USES.** Any Use not listed above as an Allowed or Conditional Use is a prohibited Use.

*(Amended by Ord. Nos. 02-38; 04-39; 06-69; 07-55; 09-10; 12-37)*

**15-2.6-3. LOT AND SITE REQUIREMENTS.**

Except as may otherwise be provided in this Code, no Building Permit will be issued for a Lot unless such Lot has the Area, width, and depth as required, and Frontage on a Street shown as a private or Public Street on the Streets Master Plan, or on private easement connecting the Lot to a Street shown on the Streets Master Plan. All Development must comply with the following:

<sup>8</sup>See LMC Chapter 15-4-14, Supplemental Regulations for Telecommunication Facilities

<sup>9</sup>See LMC Chapter 15-4-13, Supplemental Regulations for Satellite Receiving Antennas

<sup>10</sup>No community locations as defined by Utah Code 32B-1-102 (Alcoholic Beverage Control Act) are permitted within 200 feet of Main Street unless a variance is permitted for an outlet, as defined by Utah Code 32B-1-202, to obtain a liquor license.

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**TITLE 15 - LAND MANAGEMENT CODE (LMC)**  
**CHAPTER 15 - DEFINITIONS**

*Chapter adopted by Ordinance No. 00-25*

**CHAPTER 15 - DEFINED TERMS.**

**15-15-1. DEFINITIONS.**

For the purpose of the LMC, certain numbers, abbreviations, terms, and words shall be used, interpreted, and defined as set forth herein. Defined terms will appear as proper nouns throughout this Title. Words not defined herein shall have a meaning consistent with Webster’s New Collegiate Dictionary, latest edition.

Unless the context clearly indicates to the contrary, words used in the present tense include the future tense; words used in the plural number include the singular; the word “herein” means “in these regulations”; the word “regulations” means “these regulations”; “used” or “occupied” as applied to any land or Building shall be construed to include the words “intended, arranged, or designed to be used or occupied”.

1.1 **ACCESS.** The provision of vehicular and/or pedestrian ingress and egress to Structures, facilities or Property.

1.2 **ACCESSORY APARTMENT.** A self-contained Apartment, with cooking, sleeping, and sanitary facilities, created either by converting part of and/or by adding on to a Single-Family Dwelling or detached garage. Accessory Apartments do not increase the residential Unit Equivalent of the Property and are an Accessory Use to the primary Dwelling.

1.3 **ACCESSORY BUILDING.** A Building on the same Lot as the principal Building and that is:

- (A) clearly incidental to, and customarily found in connection with such principal Building, such as detached garages, barns, and other similar Structures that require a Building Permit;
- (B) operated and maintained for the benefit of the principal Use;
- (C) not a Dwelling Unit; and
- (D) also includes Structures that do not require a Building Permit, such as sheds, outbuildings, or similar Ancillary Structures. See Ancillary Structure.

An easement that includes, as minimum stipulations, a conveyance of design approval for exterior changes, and a program whereby the Owner commits to restore and maintain a Structure following the Secretary of Interior’s Standards for rehabilitation, in a form approved by the City. A time frame for completion of the restoration program may be specified in the easement agreement.

1.198 PRIVATE PLAZA. Private Property in excess of 1,000 square feet that generally serves as common area to adjoining Commercial Development and is free of Structures, is hard surfaced and/or landscaped. Private Plazas generally provide an Area for pedestrian circulation, common amenities, and act as a gathering space for private or public purposes.

1.198 **PROPERTY.** Any Parcel, Lot, or tract of land, including improvements thereon, in the possession of or owned by, or recorded as the real Property of, the same Person or Persons.

(A) **Property, Storefront.** A separately enclosed space or unit that has a window or entrance that fronts on a Public Street or on a Public or Private Plaza. For purposes of this provision, the term “fronts on a Public Street or on a Public or Private Plaza” shall mean a separately enclosed space or unit with:

(1) A window and/or entrance within fifty lateral/horizontal feet (50’) of the adjacent Public Street or Public or Private Plaza. baek, inside building edge, of the public sidewalk; and

(2) A window and/or entrance that is not more than eight feet (8’) above or below the grade of the adjacent Public Street or Public or Private Plaza.

In the case of split-level, multi-level Buildings with only one primary entrance, only those fully enclosed spaces or units that directly front the Street or Public or Private Plaza as set forth above, shall be designated to be a “Storefront Property.” The Planning Director or ~~their~~ designee shall have the final determination of applicability.

1.199 **PROPERTY LINE.** The boundary line of a Parcel or Lot.

(A) **Property Line, Front.** That part of a Parcel or Lot which abuts a Street.

1.200 **PROPERTY OWNER.** Any Person, or group of Persons, having record title to a Property, and the Owner’s Agent.

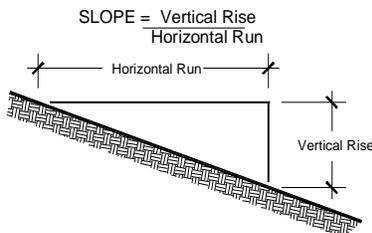
1.201 **PUBLIC ART.** Any visual work of art displayed for two weeks or more in an open city-owned area, on the exterior of any city-owned facility, inside any city-owned facility in areas designated as public areas, or on non-city property if the work of art is installed or financed, either wholly or in part, with city funds or grants procured by the city.

1.202 **PUBLIC IMPROVEMENT.** Any Building, water system drainage ditch, roadway, parkway, sidewalk, pedestrian way, tree, lawn, Off-Street Parking Lot, space or Structure, Lot improvement, or

General Plan.

1.246 **SKETCH PLAT.** A Sketch preparatory to the Preliminary Plat, or Subdivision Plat in the case of Minor Subdivisions, to enable the Owner to save time and expense in reaching general agreement with the Planning Commission as to the form of the plat.

1.247 **SLOPE.** The level of inclination of land from the horizontal plane determined by dividing the horizontal run or distance of the land into the vertical rise or distance of the same land and converting the resulting figure in a percentage value.



(A) **Slope, Steep.** Slope greater than fifteen percent (15%).

(B) **Slope, Very Steep.** Slope greater than forty percent (40%).

1.248 **SPACING.** Distance between the closer edges of adjoining driveways or driveways and Right-of-Way lines of intersecting Streets.

1.249 **SPECIAL EVENT.** Any event, public or private, with either public or private venues, requiring City licensing beyond the scope of normal Business and/or

liquor regulations, as defined by this Code, or creates public impacts through any of the following:

- (A) The use of City personnel;
- (B) Impacts via disturbance to adjacent residents;
- (C) Traffic/parking;
- (D) Disruption of the normal routine of the community or affected neighborhood; or
- (E) Necessitates Special Event temporary beer or liquor licensing in conjunction with the public impacts, neighborhood block parties or other events requiring Street closure of any residential Street that is not necessary for the safe and efficient flow of traffic in Park City for a duration of less than one (1) day shall be considered a Special Event.

1.250 **STEALTH.** A Telecommunications Facility which is disguised as another object or otherwise concealed from public view.

1.251 **STOREFRONT PROPERTY.** A separately enclosed space or unit that has a window or entrance that fronts on a Public Street or on a Public or Private Plaza. For purposes of this provision, the term “fronts on a Public Street or on a Public or Private Plaza” shall mean a separately enclosed space or unit with:

- (1) A window and/or entrance within fifty lateral/horizontal feet (50’) of the adjacent Public Street or Public or Private Plaza. ~~back, inside~~

~~building edge, of the public sidewalk~~; and

(2) A window and/or entrance that is not more than eight feet (8') above or below the grade of the adjacent Public Street or Public or Private Plaza.

In the case of split-level, multi-level Buildings with only one primary entrance, only those fully enclosed spaces or units that directly front the Street or Public or Private Plaza, as set forth above, shall be designated to be a "Storefront Property." The Planning Director or ~~their~~ designee shall have the final determination of applicability.

1.252 **STORY**. The vertical measurement between floors taken from finish floor to finish floor. For the top most Story, the vertical measurement is taken from the top finish floor to the top of the wall plate for the roof Structure.

1.253 **STREAM**. A naturally-fed water course, that flows year round or intermittently during years of normal rainfall. This definition excludes ditches and canals constructed for irrigation and drainage purposes.

1.254 **STREAM CORRIDOR**. The Corridor defined by the Stream's Ordinary High Water Mark.

1.255 **STREET**. Any highway, avenue, boulevard, parkway, road, lane, walk, alley, viaduct, subway, tunnel, bridge, easement, or other way.

(A) **Street, Public**. A Street that has been dedicated to and accepted by the City Council; that the City has acquired and accepted by prescriptive right; or that the City owns in fee.

1.256 **STREETSCAPE**. The distinguishing characteristics of a particular Street including paving materials, adjacent space on both sides of the Street, landscaping, retaining walls, sidewalks, Building Facades, lighting, medians, Street furniture, and signs.

(A) **Streetscape, Architectural**. The Architectural Streetscape required as part of the Historic District Design Review process and Steep Slope CUP process.

1.257 **STRUCTURE**. Anything constructed, the Use of which requires a fixed location on or in the ground, or attached to something having a fixed location on the ground and which imposes an impervious material on or above the ground; definition includes "Building".

1.258 **STUDIO APARTMENT**. A Dwelling Unit consisting of a single room equipped for cooking, living, and sleeping, having a separate bathroom or Kitchen for the exclusive Use of the dwelling, and a Floor Area of not more than one thousand square feet (1,000 sq. ft.).

1.259 **SUBDIVISION**. Any land, vacant or improved, which is divided or proposed to be divided or combined into one (1) or more Lots, Parcels, Site, Units, plots, or interests for the purpose of offer, sale, lease, or Development, either on the installment